



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
307956-20**

Strategic Housing Development	Demolition of existing warehouse building on site, a ten-year permission for a mixed use development of 18 no. houses, 363 no. Build to Rent apartments, 189 no. student bedspaces, childcare facility and associated site works
Location	Canal Bank, Pa Healey Road, Park Road, Co. Limerick.
Planning Authority	Limerick City and County Council
Prospective Applicant	Revington Developments Limited.
Date of Consultation Meeting	09.12.2020

Date of Site Inspection

30.10. 2020

Inspector

F. Fair

1.0 Introduction

- 1.1.1. 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 and the documentation received from the prospective applicant, 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

- 2.1.1. The site is located within the urban environment of Limerick City approximately 1km to the north-east of the city centre. The site is bound to the north by Park Canal and associated walkway/cycle path, to the west and south by Pa Healy Road and to the east by Park Road. There are two commercial properties along the east of the site comprising of large warehouses, one is included within the site. The site, and the surrounding area, have a relatively flat topography. The site is accessible from the canal path with informal paths running through the site. There is a significant amount of mature trees which form a boundary with the canal towpath.
- 2.1.2. An area of public open space 'O'Brien's Park' is located to the west of the site, on the opposite side of Pa Healy Road. This is accessible from the site via an underpass under the Pa Healy Road. To the east, and north-east of the site, on the opposite side of Park Road there are residential dwellings. There is narrow bridge which spans the canal at this point, which allows for single lane traffic only. This area is the subject of a current Part 8 proposal to provide a new bridge crossing. Further south along Park Road, there are warehouse/retail type uses which are low-rise in scale.
- 2.1.3. Grove Island Shopping Centre which comprises a large-scale mixed-use development of student accommodation, recreational space, the Aura Leisure Centre, a Super Value store and other retail outlets is located approx. 200m to the North West, towards the city centre.

3.0 Proposed Strategic Housing Development

3.1.1. The proposed development is for a ten-year planning permission, it is described as follows:

(A) Demolition of existing 800m² warehouse building on site.

(B) Block 1 – Student accommodation building of 8,238m² stepped from three to six storeys, with ground floor café of 144.60m² and 3 no. retail units facing onto Pa Healy road of 86.59m² each, with 9 no. two bedroom, 37 no. three bedroom, and 15 no. four bedroom student apartments, totalling 189 bed spaces, ancillary laundry, refuse and enclosed communal courtyard with landscaping and bicycle storage;

(C) Block 2 - A residential apartment building of 6,013.25m² with eight storeys and two penthouse storeys, total ten storeys containing 10 no. studio, 1 no. one bedroom and 52 no. two bedroom apartments;

(D) Block 3 – A residential apartment building of 8,107.10m² with six storeys and two penthouse storeys, total eight storeys containing 16 no. studio, 9 no. one bedroom, and 63 no. two-bedroom apartments;

(E) Block 4 – A residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;

(F) Block 5 – A residential apartment building of 5,849.40m² with six storey and one penthouse storey total seven storeys containing 14 no. studio, 15 no. one bedroom and 37 no. two-bedroom apartments;

(G) Block 6 a residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;

(H) Block 7 a residential apartment building of 4,962m² with five storeys and one penthouse storey, total six storeys containing 12 no. studio, 13 no. one bedroom and 31 no. two-bedroom apartments;

(I) Community facilities building of 1,336.90m² and three storeys with creche, café, management offices and common accommodation for use by apartment dwellers;

(J) 18 no. Executive Houses – Consisting of 2 no. detached four-bedroom houses of 194.62m² each and 16 no. terraced four-bedroom houses of 177.82m² each;

(K) 145 Car parking spaces throughout the development and 420 secured bicycle parking spaces throughout the development;

(L) Ancillary works comprising; new vehicular entrance onto Pa Healy Road, pedestrian and cycle links to Pa Healy road, Park road and City Canal, bin storage for all developments adjacent to all entrances, New public park of 0.5ha along city canal, communal open space and communal roof gardens for all apartments, all ancillary drainage, civil and landscape works, public lighting within estate.

3.1.2. **Table 1:** A summary of the parameters of the proposed development is listed below:

Parameter	Site Proposal
Site Area	4 ha
No. of Units	<ul style="list-style-type: none"> • 363 No. BTR Apartments • 189 Student Bed Space (with 9 no. two bedroom, 37 no. three bedroom, and 15 no. four bedroom student apartments) • 18 no. Houses
Density	110 units / ha
Other Uses	Community facilities building of 1,336.90m ² - three storeys with: <ul style="list-style-type: none"> - Creche (441 sq. m)

	<ul style="list-style-type: none"> - Café (92 sq. m), - Management offices (53.65 sq. m) and common accommodation / Social Space (175.10 sq.m) <p>Ground floor of Block 1 also comprises of three retail Units (each 86.59 sq. m) and a café (144.60 sq. m).</p>
Building Height	Up to 10 Storeys
Dual Aspect	60% for Apartments
Open space	26% of the site area is provided in the form of public park and communal open space. The public park comprises c. 0.5 ha.
Car Parking	148 spaces
Bicycle Parking	420
Vehicular Access	Via Pa Healy Road and Park Road
Part V	38 units

3.1.3. **Table 2:** The breakdown of residential unit types in the BTR building is as follows:

Unit Type	studio	1 bed	2 bed	3 bed	Total
Apartment	66	64	233	0	363
% Total	18%	18%	64%		100%

3.1.4. **Table 3:** The breakdown of dwelling types is as follows:

House Type	1 bed	2 bed	3 bed	4 bed	Total
No.				18	18

3.1.5. **Table 4:** Student Accommodation unit mix is as follows:

House Type	1 bed	2 bed	3 bed	4 bed	Total
No.		9	37	15	189

4.0 National and Local Planning Policy

4.1.1. National

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 Section 28 Ministerial Guidelines are:

- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual
- The Planning System and Flood Risk Management (2009)
- Design Manual for Urban Roads and Streets
- Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)
- Part V of the Planning and Development Act 2000 - Guidelines issued by the Minister for Housing, Planning, Community and Local Government under section 28 of the Planning and Development Act 2000

- Urban Development and Building Heights Guidelines for Planning Authorities December 2018
- Guidelines for Planning Authorities on Childcare Facilities (2001)
- Appropriate Assessment Guidelines for Planning Authorities (2009)
- Retail planning guidelines (2012)
- Childcare Facilities – Guidelines for Planning Authorities

4.1.2. Development Plan

4.1.3. The Limerick City Development Plan 2010-2016 was adopted in 2010. However, in 2014 it was decided not to start the renewal procedure of the development plan and instead extend the duration of the existing development plan. The current relevant Development Plan is therefore the Limerick City Development Plan 2010-2016 (as extended).

4.1.4. The site is zoned Objective ZO-5 “Mixed Use” - To promote the development of mixed uses to ensure the creation of a vibrant urban area, working in tandem with the principles of sustainable development, transportation and self-sufficiency.” According to the written statement,” this zoning objective facilitates the development of a dynamic mix of uses which will interact with each other creating a vibrant residential and employment area. A vertical and horizontal mix of uses should occur where feasible, including active ground floor uses and a vibrant street frontage on principal streets.” All proposed uses in the development are permitted uses under the zoning matrix of the development plan.

4.1.5. The site is located within the area defined as the ‘Inner City Residential Neighbourhood’ immediately outside the ‘City Centre Retail Area’. The plan states that in this area ...”new residential development to compliment the established areas will be supported.” Proposed retail use is for local need only and therefore compatible with this area designation.

4.1.6. Chapter 16- Development Management

4.1.7. Site coverage - The site is located within “Zone 2 Outer Core” which has an indicative site coverage of 80%.

- 4.1.8. Building Heights- Consideration will be given for higher buildings which contribute to the urban design and include high architectural quality which contributes to the existing skyline.
- 4.1.9. Table 16.1- Car parking standards which may be relaxed at city centre locations where it would be unreasonable to require the full amount.
- 4.1.10. Nature Heritage Designations

The site is located along the edge of the Lower River Shannon SAC (site code 002165) and c. 1.6km north-east of the River Shannon and River Fergus Estuaries SPA (site code 004077). The site also lies 0.8km to the east of the Fergus Estuary and Inner Shannon, North Shore pNHA.

5.0 Planning History

5.1.1. On-site

ABP-306541-20 The proposed development is a repeat application of an almost identical development for which planning permission was previously refused. Under An Bord Pleanála reference ABP-306541-20. The decision to refuse permission was made in May 2020 for a single refusal reason based on deficiencies in the Natura Impact Statement that was submitted with the planning application: The Reason for Refusal states:

“Having regard to the deficiencies in the information provided in the submitted Natura Impact Statement, in particular the lack of information in relation to the baseline ecology of the site and of the surrounding area, and in relation to potential impacts on the qualifying interests of the Lower River Shannon Special Area of Conservation (site code 002165), including, but not limited to, ‘Otters’ [1355] and ‘Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation’ [3260]; and having regard to the inadequate information provided within the Natura Impact Statement in relation to the potential impacts on the special conservation interests associated with the River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), resulting from development on

the site and from potential impacts both on the adjacent Park Canal and on the wetlands to the north of the Park Canal, the Board is not satisfied that the proposed development would not adversely affect the integrity of the Lower River Shannon Special Area of Conservation (site code 002165) or of The River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission for the proposed development.”

5.1.2. Adjoining Sites

Site at Clare Street (to the south of the proposed site)

19/1252 – Current application - Construction of a 7860 sq. m. post primary school.

Canal Bank, Park Road and Lower Park Road, Limerick

ABP Ref - 306348 (LA Non Road Dev - EIS Direction)

Proposed development: New bridge crossing over the canal, to the east of the current Park Road bridge.

Decision – EIS not required

- 5.1.3. **Part 8- 19/8002-** A new bridge crossing of the canal will be constructed to the east of the current Park Road Bridge, connecting Lower Park Road with Park Road, facilitating two-way traffic flow. Vehicle traffic on South Canal Road will change from the current one-way system to a two-way system with the carriageway being widened accordingly.

6.0 **Section 247 Consultation(s) with Planning Authority**

- 6.1.1. A formal pre-application meeting under Section 247 of the Act was undertaken with Limerick City and County Council (the Planning Authority) on the 23/07/2020.

7.0 Submissions Received

7.1.1. Irish Water

Irish Water advises that subject to a valid connection agreement being put in place, the proposed connection to the Irish Water network for this development can be facilitated.

Irish Water has assessed the proposal and has issued a Confirmation of Feasibility for 360 residential units for connection(s) to the Irish Water network(s).

The report states: Please note, the Limerick Main Drainage Foul Sewer traverses the site of the proposed development. Irish Water records indicate the sewer is located to the north of the proposed site, adjacent to the boundary of the canal. Whilst a high level assessment by Irish Water, as part of the connections feasibility assessment indicates that a build over/diversion(s) is not required the applicant is required to engage with Irish Water Diversion Section and seek written confirmation of this ahead of any progression to SHD application.

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

9.0 Documentation Submitted

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, SHD Pre Application Consultation Form, Planning Report and Statement of Consistency, Student Demand and Concentration Report, EIA Screening Report, Build to Rent Accommodation

Management Plan, Student Management Plan, Private Residents Management Plan, S247 Pre-Application Consultation Report, Canal Bank Developer's Covenant, Letter of Consent from Current Landowner, Architectural Report and Urban Design Statement, Architecture Drawings, CGI and Montage Image Report, Compliance Schedule, Schedule of Accommodation, Materials and Finishes Report, Shadow and Sunlight Report, Part V Compliance Letter from LCCC, Landscape Specification Report, Landscape Drawings, Civil Engineering Report, Construction and Waste Management Plan, Civil Engineering Drawings, Traffic and Transport Assessment – TTRSA, Road Safety Audit Stage 1, Mobility Management Plan, Confirmation of Feasibility Statement from Irish Water, Exterior Lighting Report & Drawing, Flood Risk Assessment, Building Life Cycle Report, Phase 2 Environmental Due Diligence Report, Asbestos R&D Survey Report, Natura Impact Statement Including Stage 1 AA Screening, Ecological Impact Assessment Report, Tree Survey Report and Tree Survey Drawing. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

10.0 **Planning Authority Submission**

In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Limerick City and County 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 the 11th September 2020.

The planning authority's 'opinion' included the following matters: copies of record of section 247 consultation, planning history; site location, Development Plan Policy and zoning, Traffic and Transportation Impact, Surface Water, Environment (Noise) AA, Density, Design Layout and Building Height and together with appendices containing reports of internal departments.

The report is summarised as follows:

- In terms of zoning objectives for the site, the p.a. considers the proposed development is in line with the policy objectives of the City Development Plan.

- The p.a. consider that the site is a 'Central Urban Location' as defined by the Sustainable Urban Housing: Design Standards for New Apartments 2018.

Issues that the Board may wish to consider:

- The proposed development is a repeat application of a development for which planning permission was previously refused, in May 2020, due to deficiencies in the submitted Natura Impact Statement.
- The floating River vegetation which was explicitly mentioned in the Bords refusal reason "water courses of plain to montane levels' Does not appear to have been surveyed to establish the presence or absence of same. It does state that the habitat is recorded in the area and that the proposed development will not discharge pollutants to the Park Canal that could affect the habitat.
- An Otter survey has been carried out, evidence of Otter activity was recorded along the canal bank, site specific mitigation measures have been proposed. A project ecologist should carry out a survey during the construction process.
- Habitat mapping should occupy a more prominent location in both the ecological report and revised NIS. Wetlands to be emphasised.
- The closing of the access to the canal walkway will be limited to daylight hours. It will be the responsibility of the development's management company for locking pedestrian access gates each day. To ensure permeability and adequate connectivity with the wider metropolitan area the gates should be left open once the development is complete.
- The tow path along the Canal is used by walkers regularly, otters have adapted to the human presence. It is not believed to be a breeding ground for the species.
- A detailed phasing plan should be prepared.
- A noise management plan is required.
- The permeability and links to Park Road should be considered in detail.
- Student Demand Concentration Report that is included in the planning application has been updated from the report previously received and now includes reference to the Grove Island Student accommodation located approx. 200m to the north west of the site.

- Communal laundry is proposed in the basement.
- A tree survey has been carried out.

Some Issues remain unresolved:

- Internal daylight sunlight analysis report / assessment required.
- Quantum of dual aspect units stated needs to be corrected.
- The four-bedroom unit provides 3 bedrooms with 4 bed spaces, a separate bedroom is preferable i.e. 4 bedrooms in a 4 unit
- All references to the Architectural documents refer to 2019.

I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

11.0 Consultation Meeting

11.1.1. A Section 5 Consultation meeting took place by way of conference call on the 09th December 2020, commencing at 2.00 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.

The main topics raised for discussion at the tripartite meeting were as follows:

1. Response to Previous Refusal Reason on foot of ABP-306541-20
2. Ecology, Biodiversity and Tree Survey
3. Residential Amenity – (existing and proposed) Aspect of Units, Communal Facilities, Day Light & Sun Light Analysis.
4. Transportation, Permeability, Access, Carparking
5. Site Services
6. Any Other Matters

11.1.2. In relation to previous refusal (dated May 2020) An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Clarification that there have been no significant design alterations to the proposed development compared to the previous application.

- Clarification on how the reason to refuse permission in the case of ABP-306541-20 has been overcome.
- Further consideration of otter, floating river vegetation and bats.

11.1.3. In relation to issues raised in respect of ecology, biodiversity and tree Survey, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further justification of the baseline surveys in the NIS and in the Ecological Impact Assessment Report, in particular, with respect to bats. Clarification on type and method of bat survey carried out, justification for reference to UK guidance and clarity that Irish standards and guidelines have been considered and adhered to.
- Further clarification and detail with respect to site specific cumulative impacts on otter, floating river vegetation, birds and bats. Clarity of mitigation proposed, if any, in the Ecological Impact Assessment Report and NIS and clear consistency between the Ecological Impact Assessment Report and the NIS.

11.1.4. In relation to residential amenity, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further clarification that all discrepancies in the submitted documentation are amended. In particular, clarity is required with respect to building height, car parking quantum and housing quantum.
- Further consideration of internal daylight sunlight analysis.
- Justification for the mix proposed.
- Further non-technical written analysis of the submitted overshadowing study.
- Clarity in respect to compliance with SPPR7 of the Guidelines, which provides for BTR development, in particular, in respect to proposals for supporting communal and recreational amenities, residential support facilities and residential services and amenities

- Clarity that all documentation is reviewed in terms of inaccuracies and that all submitted reports and supporting documentation has cognisance to each other, and any inconsistencies are resolved.
- Further clarification that all issues raised in the previous Inspectors Report ABP 306541-20 have been resolved.

11.1.5. In relation to Transportation, Permeability, Access, Carparking An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further clarification and justification of proposed links / connections to existing pedestrian and cycle infrastructure, in particular, along the canal tow path.
- Further justification for omission of an additional pedestrian / cycle access to the north east corner of the site onto the canal cycle and pedestrian way.
- Further clarification and consideration of gated access / controlled access from the development to surrounding area.
- Justification for proposed permeability and links to Park Road and Pa Healey Road.

11.1.6. An Bord Pleanála sought further elaboration/discussion/consideration of site services:

- Analysis and assessment of the proposed development in terms of Flood Risk Assessment and proposed FFLs.
- Clarification that all issues raised in the operations and maintenance services and physical development department with respect to storm water drainage network have been resolved.

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

- Further discussion and justification for a 10 year grant of planning permission.
- Further justification of the phasing plan for the construction of the development.

11.1.8. 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 ABP-307956-20' 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.

Submission from Irish Water:

11.1.9. Irish Water has issued a Confirmation of Feasibility which confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connection(s) to the Irish Water network(s) can be facilitated.

12.0 Conclusion and Recommendation

12.1.1. 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.

12.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, 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 section 28 Ministerial Guidelines and local policy via the statutory plans for the area.

12.1.3. 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 **constitutes a reasonable basis for an application for strategic housing development** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

12.1.4. 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.

13.0 Recommended Opinion

13.1.1. 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.

13.1.2. 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 with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.**

13.1.3. Furthermore, 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 robust Ecological Impact Statement Report, AA screening report and NIS which support and have regard to one another, and which inter alia, consider potential impacts on all of the Qualifying interests (QI's) of the Lower River Shannon Special Area of Conservation (SAC) and River Shannon and River Fergus Estuaries Special Protection Area (SPA).
2. Further clarification regarding site specific information in relation to biodiversity including a dedicated bat survey carried out within the optimal season for bats.

3. A detailed schedule of accommodation which shall indicate clearly dual and single aspect units. Colour coded drawings which clearly indicates individual clusters within the student accommodation element of the proposal and apartment types within the BTR element.
4. A detailed Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
5. A report that specifically addresses site context, the locational attributes of the area, boundary treatments, open / gated / controlled linkages through the site, pedestrian and cycle connections to the wider area, in particular, along the canal, Park Road and Pa Healey Road cognisance being had to national and local planning policy.
6. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018 the development must be described in the public notices associated with a planning application specifically as 'Build to Rent' housing development and a covenant/legal agreement is required at application stage for BTR development.
7. Justification for a 10 year planning permission and a detailed and justified phasing plan for the construction of the development.
8. A site-specific student management plan
9. A response to matters raised within the PA Opinion and Appended City and County Council Department comments submitted to ABP on the 11th September 2020.

13.1.4. 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. National Transport Authority (NTA)
3. Transport Infrastructure Ireland (TII)
4. Department of Culture Heritage and the Gaeltacht
5. An Taisce
6. 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.

Fiona Fair
Senior Planning Inspector
14.12.2020