



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
309460-21**

Strategic Housing Development	Demolition of existing substation and perimeter walls and construction of 400 build-to-rent apartments, crèche and ancillary site works
Location	Former Factory site, Finglas Business Centre, Jamestown Road, Finglas, Dublin 11
Planning Authority	Dublin City Council
Prospective Applicant	Jamestown Village Limited
Date of Consultation Meeting	May 12 th 2021
Date of Site Inspection	May 4 th , 2021
Inspector	L. Dockery

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 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 The subject site, which has a stated area of circa 1.69 hectares, is located on the Jamestown Road adjoining the Finglas Business Centre Estate, Dublin 11. The site was formerly occupied by a factory building that has now been demolished. It is currently covered in concrete hard standing, gravel and vegetation. There is a high concrete boundary wall along the front boundary to the Jamestown Road. Palisade fencing is located along the boundary to the south, adjoining the principal vehicular and pedestrian access to the Finglas Business Centre. To the west of the site, are other industrial and commercial buildings associated with the Finglas Business Centre. Further industrial units are located to the north and south. Extensive low density suburban housing is located to the east, on the opposite side of the Jamestown Road.

3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises an application for the removal of an existing substation and perimeter walls on site and construction of a mixed-use development in 5 blocks, ranging in height between 5 and 12 storeys over basement. The proposal comprises 400 build-to-rent apartments, including 3829m² of commercial floorspace including gym, café, office, crèche and retail use. The following details are noted:

Parameter	Site Proposal
Application Site	1.69 ha
No. of Units	400 build-to-rent apartments
Other Uses	Gym (595m ²) Cafe (250m ²) Office (2439m ²) Retail (223m ²) Crèche (322m ²)
Height	5-12 storeys over basement
Car Parking	205 spaces
Bicycle Parking	728 spaces
Motorcycle Parking	43 spaces
Vehicular Access	From Jamestown Road
Part V	40 units
Density	237 units/ha
Plot Ratio	2.4
Site Coverage	35%

A Material Contravention Statement has been submitted in relation to the matter of height.

3.2 The breakdown of unit types is as follows:

	1 bed	2 bed	3 bed	
Apartment	135	265	-	400
% Total	34%	66%	-	100%

4.0 National and Local Planning Policy

4.1 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' (including the associated 'Urban Design Manual')
- Sustainable Urban Housing: Design Standards for New Apartments
- Design Manual for Urban Roads and Streets
- The Planning System and Flood Risk Management (including the associated 'Technical Appendices')
- Urban Development and Building Heights, Guidelines for Planning Authorities
- Childcare Facilities – Guidelines for Planning Authorities
- Climate Action Plan

Other policy documents of note:

- National Planning Framework
- Regional Spatial & Economic Strategy for the Eastern & Midland Regional Assembly

4.2 Local

The Dublin City Development Plan 2016-2022 is the operative County Development Plan.

Zoning:

'Objective Z6' which seeks 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation'.

Office and residential uses are 'open for consideration' under this zoning objective while childcare facility, shop and open space are 'permissible' uses.

Variation No. 33 of City Development Plan noted- public display on 18/03//2021

The planning authority states that the proposed Variation No. 33 seeks to re-zone circa 43.11 hectares of lands at Jamestown Road, McKee Avenue and St Margaret's Road, Finglas, subject to Land Use Zoning Objective Z6, with an objective to "provide for the creation and protection of enterprise and facilitate opportunities for employment creation" to Land Use Zoning Objective Z14, with an objective to "seek the social, economic and physical development and/or rejuvenation of an area with mixed-use, of which residential and 'Z6' would be the predominant uses". It is also proposed to designate the site a Strategic Development and Regeneration Area (SDRA).

The following amendments to the Dublin City Development Plan 2016-2022 are proposed:

1. Land Use Zoning Map Change (Map A) to **Z14 (Strategic Development and Regeneration Areas)** to replace the existing Z6 (Employment / Enterprise) zoning.
2. Amend Map K, to include new **Strategic Development and Regeneration Area**.
3. Amend Chapter 15, to insert a new Strategic Development and Regeneration Area (SDRA) **Guiding Principles** for the subject site.

The site is listed on Dublin City Council's Vacant Sites Register- Ref VS-0542.

5.0 **Planning History**

5.1 There is no planning history on this site or adjacent 'Z6' lands, relevant to the nature of this proposed development.

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

6.1 It is stated by the prospective applicant that one pre-application consultation took place with the planning authority on 30th day of September 2020.

7.0 **Submissions Received**

Irish Water

Irish Water has issued a Confirmation of Feasibility for this development for 400 residential units.

Wastewater

Capacity exists currently to facilitate a connection to the 1,000mm diameter sewer. In order to accommodate this proposed connection to Irish Water wastewater network at the premises, an extension of approx. 180m of 225mm sewer main must be laid north of the site. Irish Water currently does not have any plans to extend its network in this area. Should the applicant wish to progress with the connection they will be required to fund this network extension and obtain any consents or permissions for works not in the public domain.

The applicant has been advised an alternative option for connection to the 300mm sewer outside of the development, this option would not require an extension however, further assessment of this option would be required ahead of connection application.

Water

In order to accommodate the proposed connection to Irish Water network at the premises, approx. 750m of new 250mm ID pipe main has to be laid to replace 6" uPVC main from the connection point to the 450mm DI trunk main to the north. The

connection main will be to a new 200mm ID pipe main to be laid to connect the north-east section of the site development to the newly upgraded 250mm ID main.

Irish Water currently does not have any plans to extend its network in this area. Should the applicant wish to progress with the connection they will be required to fund this network extension and obtain any consents or permissions for works not in the public domain.

8.0 Forming of Opinion

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

8.1 Documentation Submitted

8.1.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, completed application form, a completed pre-connection enquiry feedback form from Irish Water, Planning Report and Statement of Consistency, Statement of Material Contravention, Appropriate Assessment Screening Report, Architectural Drawings, Townscape and Visual Impact Assessment, Landscape Design & Access Statement and drawings, draft Build to Rent Covenant, Flood Risk Assessment, Traffic & Transport Assessment, Drainage Infrastructure Report, Daylight & Sunlight Analysis and Construction & Environmental Management Plan.

8.1.2 I have considered all of the documentation submitted by the prospective applicant, relating to this case.

8.2 Planning Authority Submission

8.2.1 In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, 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 15th March 2021. The planning authority states that notwithstanding the proposed variation No. 33, for the purposes of this opinion report, the current development plan zoning and objectives for the subject site are those against which the proposal is reviewed.

8.2.2 The planning authority's 'opinion' included the following matters: site description, proposed development, planning history; opinions from other departments, pre-planning consultations, policy context, zoning and principle of development, comments on land use and zoning, height, schedule of accommodation and residential quality, mix, private open/amenity space-quality/quantity, residential amenity, build-to-rent amenities, communal open/amenity space, public amenity /open space, AA Screening Report, Transport, access and road layout, car parking, bicycle parking, TTA, servicing, Construction Management Plan, taking in charge, social audit and capacity of schools.

8.2.3 The planning authority states that while the proposal would appear to be broadly consistent with national policy on densification and use of urban serviced land the material contravention of the land use zoning objective pertaining- Z6 Employment and Enterprise i.e. the predominance of residential with a residual employment component, means the planning authority cannot support this proposal and also considers permitting such a scheme as premature prior to the completion of the proposed Development Plan Variation No. 33. This process is imminent.

8.2.4 Report concludes that the following issues are those of most concern and should be comprehensively addressed by the applicant:

1. Land-use: The land-use strategy proposed by the applicant for this Z6-zoned site requires significant amendment. Having regard to the small percentage of floor space in the scheme (9%) dedicated to employment/enterprise uses and the significant proportion of the development dedicated to residential use (90%) the proposed ratio of residential use is clearly not subsidiary to the main employment

generating uses and would conflict with the primary land-use zoning objective – Z6 - and potentially with the vitality and viability of nearby district centres that is Finglas Village (Z4 District Centre). It is considered that the proposed development would materially contravene the Zoning Objective for the site “*To provide for the creation and protection of enterprise and facilitate opportunities for employment creation*”. The proposal is also deemed premature pending the proposed rezoning and designation of the Jamestown lands as an SDRA with guiding principles established for land-use and activity.

2. Height: This proposed development, and height proposed, is deemed inappropriate and premature pending adoption of a variation of the zoning and SDRA designation of the lands. The planning authority has serious concerns regarding the landmark Building Block A and the incompatibility of the general heights of the other blocks proposed as they relate to the existing single and two storey dwellings on Jamestown Road and also the extent to which they create excessive overshadowing of the communal and private courtyard spaces proposed within the scheme.
3. Aspect: The proposed development proposes 33% (131) dual aspect with the remained 66% (269) single aspect. There are no constraints on this cleared site that necessitates such a low ratio of dual aspect units being provided and would expect the proposal to achieve at least 50% of units with a dual or triple aspect. In addition the inclusion of 9% of all units as single aspect north-facing units is not acceptable. Such units are not considered acceptable on this site where no favourable conditions exist to permit such units
4. BTR Amenity Space: With 635 bedspaces proposed and 618 sq.m of BTR amenity space provided this equates to less than 1m² of BTR amenity space per resident. Excluding the significant amount of space dedicated to Resident Support Facilities the figure is even less for Residents services and amenities. An evidence base that the proposed facilities are appropriate has not been submitted despite it being a requirement of the SPPR 7. The planning authority considers the proposal to fall significantly short of the requirements of SPPR 7 of the Apartment Guidelines.
5. Public and Communal Amenity Spaces:
 - (i) Public amenity space/courtyard requires a stronger identity to the public street so that the public are aware of the proposed public plaza. This can

be achieved through widening the entrances to the interior courtyard or placing the plaza adjacent to the public road. A stronger sense of place making is required in the public open space and it should present a central congregation area possibly with a feature of strong identity , e.g. sculpture or water feature and an adjacent active building ground floor uses

- (ii) Allocation of public, communal and private open space and those types of activity possible in each area should be made clear
 - (iii) The key areas of the plaza and communal courtyard are not compliant with the March 21st BRE guideline. A review of building height and orientation is required to ensure compliance.
 - (iv) The situation of the proposed crèche external play space in an area without sunlight is not acceptable.
 - (v) The figures provided in the application for the public courtyard and communal courtyard appear overstated. The applicant should review the figures provides and ensure compliance with the quantitative standards
 - (vi) Concerns regarding the ease of access of the communal courtyard amenity space, by the occupants/residents of Block A and B. It is unclear if the courtyard area is intended for all residents of the scheme or solely for residents of Block C, D and E. The applicant should also include details of the residents that will have access to the roof gardens/terraces of Block A and C.
 - (vii) A Wind Study is required for communal and public amenity spaces and upper floor balconies and roof gardens
 - (viii) The proposed development does not afford any measures to provide for biodiversity in terms of its layout, architectural design or interface with the surrounding landscape context. Specific measures to ensure net biodiversity gain are required. This shall be reviewed and addressed with further consultation with the DCC Biodiversity Officer as required.
6. Other Residential Amenity Issues: The applicant should also address the following issues of concern in the event of an application being submitted;
- PA does not agree that where kitchens and living rooms are amalgamated that the entire room should require 1.5 % ADF rather than the higher value of 2% for a kitchen and so the analysis would

need to be repeated using this higher requirement and it would appear that units would fail to meet ADF in some instances if the 2% measure was used. The Assessment should also clarify if daylight from the secondary kitchen windows are included in the Average Daylight Factor results or if the values are taken from one window in each unit. The applicant should consider a revised Daylight analysis using 2% ADF for open plan living spaces

- Separation distances i.e. 2metre distance – refer to Units no A01.10 and A 01.18 (and unit types in this location on the floors above). Direct overlooking from balconies into bedrooms of separate units is likely to result. Noise and disturbance also very likely
- Attention is drawn to Block D – (all levels aside from ground floor level) – where balconies of some 1-bed units are provided directly off the bedroom only and directly outside the living/dining room of a neighbouring unit – see Unit D.01-02 and its relationship with unit no. D01.18) on floors first to fourth. The planning authority would raise strong objections to same.
- Corridor lengths in blocks are excessively long i.e. over 45 metres in most instances. This could be addressed through the provision of a substantially greater number of dual (and triple) aspect units.
- Entrance lobbies and circulation areas appear tight.
- The floor to ceiling heights of the residential units should be indicated on all sections; this information is currently lacking in the documentation submitted.
- As per Section 6.2 of the 2020 apartment guidelines the schedule should clearly identify those units are at least 10% greater than the minimum floor area standard with 100 or more apartments.
- A Social Audit and Schools Capacity study should be submitted with any application submitted.

7. All issues raised in the reports from Transportation Division, Drainage Division, Waste Division and Landscape Services and Biodiversity Division to be addressed

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

8.3 Consultation Meeting

8.3.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 12th day of October 2021, commencing at 10.00 am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

- Zoning Objective and Land Use Strategy
- Development strategy for the site to include height, density, elevational treatment, open space/public realm
- Residential amenity
- Transportation Matters
- Drainage Matters
- Any other matters

8.3.3 In relation to zoning objective and land use strategy, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Quantum and proportion of residential development proposed in context of 'Zoning Objective Z6' of operative City Development Plan; justification to demonstrate appropriateness of proposed quantum of residential development on lands zoned 'Objective Z6'; reference to ABP-302155-18
- Variation No. 33 of operative City Development Plan and matters raised in PA Opinion in relation to prematurity pending proposed rezoning and designation of the Jamestown lands as SDRA with guiding principles to be established
- PA opinion that proposal materially contravenes zoning objective
- Discussions around masterplan for entirety of lands

8.3.4 In relation to development strategy, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Matters raised in PA Opinion in relation to height and density, particularly in context of proposed Variation No. 33 of operative City Development Plan
- Elevational treatments/expression; requirement for a high quality architectural design and finish; slenderness ratio of Block A; materials/finishes
- Layout/height of proposed blocks in terms of access to daylight
- Open space provision; quality, usability and access for all
- Accessibility into public open space
- Interface between proposed buildings and public realm
- Extent of BTR amenities/support facilities; SPPR 7(b)(i) and (ii) of Sustainable Urban Housing: Design Standards for New Apartments

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

- Daylight/sunlight/overshadowing analysis
- Potential impacts of proposal on existing residential properties in vicinity, in particular those located on opposite side of Jamestown Road; documentation to be submitted addressing any possible issues; cross-sections, CGIs and visualisations
- Internal amenity standards; separation distances; daylight/sunlight analysis; schedule of floor areas; number of single aspect units
- Internal layout of blocks; length of corridors; entrance area/reception area design

8.3.6 In relation to transportation matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Other matters raised within Addendum B, Transportation Report, dated 9th March 2021, of PA Opinion

- Car parking provision; submission of Material Contravention Statement, if necessary
- Advised to consult with Transportation Division of PA prior to lodging application

8.3.7 In relation to drainage matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Wastewater and water matters as detailed in the report of Irish Water to An Bord Pleanála, dated 23rd March 2021
- Matters raised within Addendum B, Drainage Report, dated 08th March 2021, of PA Opinion
- Matters raised in Parks and Landscape Division report of PA in relation to combined sewer overload; need to provides consistency between documents
- Advised to consult with Drainage Division of PA prior to lodging application

8.3.8 In regards to other matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Submission of additional CGIs/visualisation/cross sections; School Demand and Concentration Report; Building Lifecycle Report; Statement in relation to Article 299B(ii)(II)(C) of Planning and Development Regulations 2001

8.4 Conclusion and Recommendation

8.4.1 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.

8.4.2 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.

8.4.3 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 **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.

8.4.4 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.

9 Recommended Opinion

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

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

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

Zoning and Principle of Development

1. (i) Further consideration and/or justification of the documents as they relate to the proposal having specific regard to the 'Objective Z6' zoning objective of the

site, as set out in the Dublin City Development Plan 2016, where the stated objective is 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation'. Justification of the principle of a proposal in which the quantum and proportion of residential development far exceeds the proposed commercial element, having regard section 14.8.6 of the Dublin City Development Plan 2016 which states that 'residential, recreation, and retail uses, will be at an appropriate ratio where they are subsidiary to the main employment generating uses and shall not conflict with the primary land-use zoning objective, nor with the vitality and viability of nearby district centres'.

(ii) In addition, further consideration and/or justification of the documents as they relate to the proposal, which clearly outline how, in the prospective applicant's opinion, the proposal is not premature having regard to the proposed Variation No. 33 of the operative City Development Plan 2016 which relates to the rezoning and designation of the Jamestown lands as an SDRA with guiding principles to be established for land-use and activity.

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

Height and Design Strategy

2. Further consideration of the documents as they relate to the height strategy for the site and the layout/design of the proposed development. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site provides the optimal architectural solution and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. Ensure all access roads are proposed to site boundary as outlined in red, to avoid an issues of ransom strips.

The proposed development shall have regard to inter alia, national policy including the National Planning Framework and Sustainable Urban Housing: Design Standards for New Apartments and local planning policy, the site's context and locational attributes.

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

Resident Support Facilities and Amenities

3. Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the provision of resident support facilities and amenities and their location within the overall development, having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, 2020 including the specific planning policy requirements in respect of Build to Rent developments. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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

1. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments.
Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development, and in this regard a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) should be submitted.
2. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact

figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.

3. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development
4. A detailed schedule of accommodation which indicates consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2020). The number of dual aspect units proposed should be clearly demarcated on a submitted drawing.
5. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections, together with additional CGI's and visualisations showing the relationship between the development and adjacent residential development should be submitted
6. Additional water and wastewater details which addresses the matters raised in the report of Irish Water, dated 23/03/2021 to An Bord Pleanála
7. School Demand and Concentration Report
8. Taking in Charge details
9. Waste Management details
10. Site Specific Construction Management Plan
11. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document, unless it is proposed to submit an EIAR at application stage.

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
3. Transport Infrastructure Ireland
4. Health Service Executive

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.

Lorraine Dockery
Senior Planning Inspector

21st May 2021