



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
309554-21**

Strategic Housing Development

| | |
|-------------------------------------|---|
| Description | Construction of 386 residential units, crèche and all associated site works |
| Location | Ballyvolane (townland), Ballyhooly Road, Ballyvolane, Co. Cork |
| Planning Authority | Cork City Council |
| Prospective Applicant | O'Flynn Construction Co. Unlimited Company |
| Date of Consultation Meeting | 24 th May 2021 |
| Date of Site Inspection | 22 nd May 2021 |
| Inspector | L. Dockery |

1.0 Introduction

1.0.1 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 The subject site, which has a stated area of 9.9215 hectares, is located within the townland of Ballyvolane, on the northern fringes of Cork city. The site is located approximately 450m north of the junction with North Ring Road and is on the northern side of Ballyhooly Road.

2.2 The site is currently in agricultural use and consists of five fields. The lands rise gently from the roadside with the highest point of the site being located towards its northern boundary.

2.3 Two large detached houses adjoin the site to its west. There are established residential estates, Ashgrove and Meadow Park, to the south of the subject site, on the opposite side of the Ballyhooly Road. A number of single site houses adjoin the site to the south-east.

3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises an application for construction of 386 residential units, crèche and all associated site works.

3.2 The following details are noted:

| Parameter | Site Proposal |
|-------------------|---|
| Application Site | 9.9215 hectares (gross) (9.6423 ha net developable area) |
| No. of Units | 386 (226 houses; 160 apartments) |
| Density | 40 units/ha |
| Height | 2-4 storeys |
| Other Uses | Crèche- 464.7m ² - catering to 70 children |
| Car Parking | 604 spaces (1.56 per unit) |
| Vehicular Access | Ballyhooly Road |
| Public Open Space | 14% |
| Part V | 38 units |

3.3 The breakdown of the 386 units are as follows:

| | 1 bed | 2 bed | 3 bed | 4 bed | Total |
|--------------|-----------|------------|------------|----------|------------|
| Houses | - | 36 | 182 | 8 | 226 |
| Apartments | 58 | 100 | 2 | - | 160 |
| Total | 58 | 136 | 184 | 8 | 386 |
| % Mix | 15% | 35% | 48% | 2% | 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
- Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities
- Climate Action Plan

Other policy documents of note:

- National Planning Framework
- Regional Spatial & Economic Strategy (RSES) for the Southern Region (Jan 2020)
 - Section 7.3 Strategic Residential Growth Nodes
 - Ballyvolane Urban Expansion Area can accommodate 3,600 units,
 - UEA investment will be holistic and phased.
- Cork MASP Policy Objective 9(i)
 - Cork Northern Distributor Road delivering a multimodal orbital public transport route, accessing planned development lands, connecting to

radial distributor roads and providing connectivity at its western end to join the existing N22.

4.2 Local

As of 31st May 2019 the application area is within the extended boundary of Cork City Council. Prior to that date, the area was located within the jurisdiction of Cork County Council.

The Cork City Development Plan 2015-2021 and the Cork County Development Plan 2014 are the operative City/County Development Plans.

Cork County Development Plan 2014

The site is located within Metropolitan Cork, within the 'City Environs (North and South)' which aims to complement & consolidate the development of the city as a whole and providing enhanced potential to rebalance the City through new development in the north.

The site is also included in Objective CS 4-1: Cork County Metropolitan Cork Strategic Planning Area which states: In the Cork Gateway, development to provide the homes and jobs that are necessary to serve the planned population will be prioritised ... Details of the proposed development will be set out in Master Plan studies and Local Area Plans as appropriate.

Objective CS 4-1- The northern environs will have a major role in rebalancing the City in terms of population and employment.

There are a number of policies and objectives relating to urban design, density, education, surface water, transport and landscape.

Cobh Municipal District Local Area Plan 2017 (CLAP) applies

The site is within the Cork City North Environs and the Ballyvolane Urban

Expansion Area. There is a population target of 10,719 for Cork North Environs up to 2023 (up from 6,692 in 2011). Ballyvolane has the potential to create the critical mass to support improved public transport and services provision, set within the wider Cork Area Strategic Plan context.

Site Specific Objective NE-R-05 is noted:

High and Medium A Density Residential development (20-50 units/ha). Specific Development Objective to: Upgrade of the Ballyhooly Road in tandem with the development to the Ballyvolane Urban Expansion Area.

Section 3.4.1 sets out that the vision for Cork City North Environs to 2020 is “to re-invigorate the northern suburbs of the city, within the County area, as a significant location for future residential development. This will require a planned major mixed use development at Ballyvolane coordinated with substantial infrastructure investment, the provision of enhanced community and recreational facilities and public transport accessibility, with the aim of rebalancing the provision of services more equitably throughout the city.”

Section 1.7.40 sets out that with regard to the Urban Expansion Areas, which includes Ballyvolane, infrastructure programmes for these sites are being progressed with the specific aim of delivering complex public infrastructure in an environment of multiple land ownerships within the sites.

Sections 3.4.111-117 inclusive Phasing and Implementation - Indicative Development Programme for Ballyvolane

Table 3.4.2- - Prior to commencement of development

Table 3.4.3 Phase 1: 0-1175

Table 3.4.4 Phase 2: 1175-2325

Table 3.4.5 Phase 3: 2325-2995

Zoning:

The site is located within the 'City Environs (North and South)', as designated under the Cork County Development Plan 2014 and is zoned 'Objective NE-R-05' within the Ballyvolane Urban Expansion Area.

Medium A density (20-50 dwellings per hectare)

Specific Development Objective to: Upgrade of the Ballyhooly Road in tandem with the development to the Ballyvolane Urban Expansion Area (NE-U-05).

Other site specific objectives of note adjoining the site include:

- NE-C-02 Proposed primary school
- NE-T-01 District Centre/Retail

Cork Metropolitan Area Transport Strategy 2040 (CMATS)

Adopted by NTA in 2020

Sets out an integrated transport planning policy framework for Cork with supporting investment priorities. Takes its lead at national level from NPF 2040 and NDP 2018. The delivery of CMATS is a critical objective of the Regional Spatial and Economic Strategy for the Southern Region and Cork Metropolitan Area Strategy Plan, which also came into effect in 2020.

Critically important infrastructure identified in CMATS includes a new distributor road on north side of Cork city, referred to as the Cork Northern Distributor Road (CNDR), which is separate and distinct from the Cork Northern Ring Road. CNDR is a short-term objective and critical enabler for CMATS as set out within the Strategy. It is also specifically identified and listed within the objectives of the RSES for the Southern Region and Cork Metropolitan Area Strategy Plan 2020. The CNDR will deliver a multimodal orbital public transport route from the Carrigrohane Road in the western suburbs to Tinkers Cross in the NE of the city. The road will provide access to radial public transport routes, enable access to planned development lands, provide improved connectivity to the broader road network and enable the removal of traffic from Cork city centre.

The northern portion of the lands are reserved for the provision of the CNDR.

5.0 Planning History

There is no relevant planning history pertaining to the subject lands.

Applications of note in the vicinity include:

ABP-307373-20

Permission REFUSED for 162 no. residential units, crèche and associated site works at Banduff Road, Banduff, Mayfield, Cork.

Reason for refusal:

Cork Metropolitan Area Transport Strategy 2040 (CMATS), published by NTA in 2020 sets out an integrated transport planning policy framework for Cork with supporting investment priorities. The delivery of CMATS is a critical objective of the Regional Spatial and Economic Strategy for the Southern Region and Cork Metropolitan Area Strategy Plan, which came into effect in 2020. Critically important infrastructure identified in CMATS includes a new distributor road on the north side of Cork city, referred to as the Cork Northern Distributor Road (CNDR). The proposed development has the potential to limit route choices on the provision of the Cork Northern Distributor Road as envisaged in the Cork Metropolitan Area Transport Strategy (CMATS) and in the Cobh Municipal District Local Area Plan 2017. Pending determination of the route of the CNDR, the proposal is considered to be inconsistent with Site Specific Objective NE-R-13 of the Cobh Municipal District Local Area Plan 2017; is considered to be premature and inconsistent with the proper planning and sustainable development of the area.

ABP-306325-20

Permission GRANTED under SHD legislation for 753 residential units, crèche and associated site works at Lahardane, Ballyvolane, Cork.

6.0 Section 247 Consultation(s) with Planning Authority

6.1 The Planning Authority states that one pre-application consultation took place with them on 15/1/2020.

7.0 Submission Received from Irish Water

7.1 Irish Water has assessed and has issued the applicant a Confirmation of Feasibility for connection(s) to the Irish Water network(s) subject to the following:

Wastewater:

In order to accommodate a wastewater connection, local upgrades will be required to be carried out to the network. The Cork Drainage Area Plan (Cork DAP) is an ongoing Irish Water project to survey and model the sewers in this area. It is expected results of the DAP model will be available 2021 (subject to change) and will highlight any site-specific upgrades required to accommodate this proposed development.

Irish Water has an ongoing project to construct a wastewater pumping station to accommodate a proposed development which adjoins the site of this proposed development. In order to accommodate the wastewater connection for this development proposal of 386 units, it is necessary to increase the capacity and storage of the pumping station on the adjoining site the estimated completion time for completing works to the pumping station on the adjoining site is 2021 (subject to change).

Given the requirement for local upgrades the applicant must engage with Irish Water ahead of any SHD application to confirm any necessary upgrades and confirm timelines for delivery.

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

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, cover letter and schedule of documents, SHD Application Form for Section 5 Consultation, Statement of Consistency, Archaeology Progress of Assessment, EclA and AA Briefing Note, Irish Water CoF correspondence, Architectural Drawings, Engineering Drawings, Part V details, TTA and DMURS Statement and NDR Route Option.
- 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 authorities for the area in which the proposed development is located, Cork City Council, submitted the minutes of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. This was received by An Bord Pleanála on March 26th 2021.
- 8.2.2 Cork City Council's 'opinion' included the following matters: relevant planning history, record of s.247 meeting and a statement of the key considerations in relation to the proper planning and development that may have a bearing on the Board's decision in relation to the proposed SHD, in particular having regard to the provisions of the Cork City Development Plan.
- 8.2.3 In summary the following is noted:
- Principle of proposal generally is acceptable
Cork Northern Distributor Road (CNDR)
 - Concerns were raised regarding the provision of the CNDR which was highlighted in the decision by the Board to refuse permission for the Banduff SHD (PL28.307373). The applicant was made aware that there is no certainty on the route of the road and finalisation was 12 months away. It was agreed that the road is only likely to impact upon the northern part of the site and a

general agreement was reached that the upper two fields should be excluded from the SHD site in order to cater for a possible route. The documentation submitted however indicates that the proposed development encroaches significantly into the two most northerly fields. In this context we ask the Board to take into account the roads related objectives set out in the CLAP and CMATS

- The proposed development as currently set out has the potential to have significant adverse effects on the provision of the Cork Northern Distributor Road as envisaged in the Cork Metropolitan Area Transport Strategy. It is the view of the Infrastructure Development Directorate that the application is premature unless the proposals can be amended to reflect the concerns expressed above. We recommend that the proposed development is granted planning permission subject to a planning condition which restricts development to those lands south of the CNDR Restricted Lands shown in the image below in the public interest
- Highlighting significant concerns regarding the prematurity of the proposed development, do however consider that an amended proposal can proceed if the upper two northern fields are omitted from the site area.

Ballyhooly Road Upgrade

- Ballyhooly Road is designated a Bus Connects route in CMATS and Infrastructure Development is currently in the process of designing an upgrade to this road. Preliminary design is not yet finalised. It is intended to have a finalised preliminary design for the road upgrade in the next few weeks and, with this, the land acquisition requirement will be known and with it the newly revised site boundary. Also, the cycle lanes and footpaths proposed to run through the site will need to tie in to the new infrastructure works on Ballyhooly Road. Suggested that the design of the southern edge of the site should only be finalised when the design for the road upgrade is available and extent of the land acquisition is known. We request that the Board require the applicant to coordinate with Infrastructure Development prior to lodgement of a full SHD application

Urban Design

- In principle, in urban design terms, the proposed layout is satisfactory. Architectural design is to satisfactory standard, subject to some concerns
- Extent of apartments/duplex units on northern portion of site- greatest visual impacts as highest point of site
- Third phase has highest density; to be removed to accommodate CNDR
- Density across site needs to be reconsidered- increased density at southern end would benefit scheme
- Public open space layout is satisfactory and takes full account of existing site characteristics
- Quantum of open space needs clarification; compete tree and hedgerow survey to be undertaken
- No private open space to some apartments/ shared open space to other apartment units
- Additional details required in relation to residential amenity of existing properties
- Analysis of access of light to be undertaken
- Location of childcare facility acceptable; consultation with local childcare committee to be undertaken prior to lodging any application
- Archaeology: principle of development of the site is supported; no archaeological objection subject to conditions; clearly identify sites
- Reports from internal departments attached

The report concludes that the proposal can only be acceptable if the most northerly two fields are wholly omitted. Emphasise that they are positively disposed to the development on the balance of the subject site.

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

8.3 Consultation Meeting

8.3.1 A Section 5 Consultation meeting took place on the 24th day of May 2021, via Microsoft Team due to Covid-19 restrictions commencing at 10.00am.

Representatives of the prospective applicant, both planning authorities 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:

- Cork Northern Distributor Road/Ballyhooly Road upgrade and other transportation matters
- Development Strategy- layout; density; open space; phasing; materials/finishes
- Residential amenity
- Drainage Matters
- Any other matters

i. In relation to Cork Northern Distributor Road/Ballyhooly Road upgrade and other transportation matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Cork Northern Distributor Road and concerns expressed by PA in relation to extent of land being excluded from proposed development, to accommodate this route- precise route of CNDR is unclear at this stage
- Ballyhooly Road upgrade and concerns of PA in relation to impacts of same on proposed layout; Specific Development objective noted in this regard
- Other transportation matters as raised in PA Opinion

ii. In relation to development strategy, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Layout in context of DMURS and 12 criteria of Urban Design Manual
- Hierarchy of streets and open spaces not evident; extent of surface car parking and dominance in layout; extent of cul-de-sacs; suburban type layout
- Density proposed in context of local and national policy; higher density units located to north of site within road reservation area; phasing of development

- Open space- hierarchy of spaces required; details in relation to uses to such spaces (passive, active); landscaping; level differences noted
 - Phasing in particular noted that much of higher density development is within final phase (and within area designated for road reservation); compliance with phasing as set out in section 3.4.111-3.4.117 of Cobh Municipal District LAP
 - Materials/finishes; extent of render on apt/duplex blocks; visual amenity when viewed from CNDR; Building Lifecycle Report
- iii. In relation to residential amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:
- Potential impacts on existing residential development to be addressed
 - Compliance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020); daylight/sunlight/overshadowing; anti-social behaviour
 - Cross sections required given levels across the site
- iv. In relation to drainage matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:
- Matters raised within PA Opinion (section 3.3.11)
 - Matters raised with report of IW to ABP (dated 01/04/2021)
- v. In relation to other matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following
- Archaeology, submission of CGIS/visualisations/cross sections, EIAR, School Demand Report

The prospective applicant and the planning authority were given the opportunity to comment and respond to the issues raised by the representatives of ABP. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

8.4 Conclusion

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.

8.5 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.

8.6 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.

8.7 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:

1. Infrastructural Works

- (i) Further consideration/justification of the documents as they relate to the impact of the proposed development upon the provision of the Cork Northern Distributor Road (CNDR), which is currently at route selection stage. The prospective applicant should demonstrate that the proposal will not have significant adverse effects on the provision of the CNDR, a multi-modal orbital public transport route for Cork city. The prospective applicants should demonstrate that the proposed development is not premature pending the finalisation of this route.
- (ii) Further consideration/justification of the documents as they relate to the impact of the proposed development upon the proposed Ballyhooly Road (R614) upgrade works. The prospective applicant should demonstrate that the layout of the proposed development does not impinge upon any reservation required by the planning authority for the carrying out of these road upgrade works. The applicant is advised to liaise with the Infrastructure Development Division of the planning authority in this regard.

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

2. Density, Design and Layout

- (i) Further consideration/justification of the documents as they relate to the density in the proposed development. This consideration and justification

should have regard to, inter alia, local policy context, together with the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. Particular regard should be had to need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Cork city centre, with its established social and community services.

- (ii) Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; connectivity with adjoining lands; hierarchy of open space and provision of quality, usable open space, together with the creation of character areas within a high quality scheme should be given further consideration. Cross-sections, visualisations and CGIs should be submitted, as necessary, in this regard.

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. 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. The extensive use of render on apartment and duplex units should be avoided.

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. Additional cross sections, CGIs and visualisations should be included in this regard.
3. 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).
4. 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 showing the relationship between the development and adjacent residential units should be submitted
5. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, 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 and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
6. Additional CGIs/visualisations/cross-sections showing the proposed development relative to existing development in vicinity
7. Archaeological Impact Assessment
8. Additional water and wastewater details which addresses the matters raised in the report of Irish Water, dated 01/04/2021 to An Bord Pleanála
9. Additional drainage details which addresses the matters raised in the Drainage Report (dated 24/03/2021) contained within PA Opinion
10. School Demand and Concentration Report

11. Phasing Plan

12. Taking in Charge details

13. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 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. Minister for Housing, Planning and Local Government
2. The Heritage Council
3. An Taisce
4. Irish Water
5. National Transport Authority
6. Transport Infrastructure Ireland
7. Cork Childcare Committee
8. Cork County 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.

Lorraine Dockery
Senior Planning Inspector

06th July 2021