



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-311471-21

Strategic Housing Development	Demolition of existing public house, construction of 145 no. apartments, creche and associated site works.
Location	The Lord Mayor's Public House, Main Street, Swords, Co. Dublin.
Planning Authority	Fingal County Council
Prospective Applicant	Jacko Investments Ltd
Date of Consultation Meeting	17 th of November 2021.
Date of Site Inspection	16 th of November 2021
Inspector	Karen Hamilton

Contents

1.0 Introduction	3
2.0 Site Location and Description.....	3
3.0 Proposed Strategic Housing Development.....	3
4.0 Planning History.....	5
5.0 Relevant Planning Policy.....	7
6.0 Section 247 Consultation(s) with Planning Authority.....	9
7.0 Prospective Applicant’s Case.....	10
8.0 Planning Authority Submission.....	10
9.0 Irish Water.....	16
10.0 The Consultation Meeting.....	16
11.0 Assessment.....	18
12.0 Recommended Opinion.....	18

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1. The site (c. 1.4ha) is located within the town centre of Swords, Co. Dublin. The site contains a public house “The Lord Mayors” and associated carpark at the rear. The public house is currently closed, and the car park is operating for the wider town centre use. The site is bound to the north by the Church Road, east by the Main Street and south by Forest Road. There are c. 6 no. dwellings along the south of the site (4 no. along the Forest Road).
- 2.2. The Swords Pavilions Shopping Centre is located on the opposite side of the road and the surrounding area contains a range of mixed uses including apartment developments to the north. The Ward River Valley Regional Park is located to the rear of the site, west and a tributary of the River Ward (the Glebe River) is within the site, along the north beside the Church Road. St Columba’s’ Church and Round Tower are located further north, on a elevated site.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development would comprise of:
 - Demolition of the existing 1,177m² public house, restaurant and off-license and;
 - Construction of 145 no apartments, creche, 2 no retail units and ancillary residential facilities;

- associated site and infrastructural works.

3.2. Development Parameters

Parameters	Description
Site Area	c. 1.4 ha
Density	120 units per hectare (uph)
No of units	145 no. apartments
Heights	4 no. 7 storey blocks over basement Block A: 4 storey Block B: 5-6 storey Block C: 5-7 storey Block D: 4-5 storey
Other Uses	2 no retail units (c. 744m ²) Creche (280m ² plus 135m ² of outdoor space) café (170m ²)
Residential Amenity	305m ² (Gym & cinema room)
Car parking	105 no. spaces Underground car park accessed from Church Road
Bicycle parking	330 no. spaces
Open Space	c.4,908m ² - Communal Open Space c.3,262m ² - Public Open Space

3.3. No of Units

	No. of units	Percentage
One bed	51	35%
Two bed	89	62%

Three bed	5	3%
Total	145	100%

4.0 Planning History

4.1. SHD ABP 3067771-21

Permission refused for the demolition of existing buildings, 172 no. apartments, a crèche, 2 no. retail/commercial units and all associated site works for the following 3 no reasons:

1. *The Board is not satisfied, in light of **potential flood risk**, and on the basis of the information provided with the application, including **the Natura Impact Statement**, that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European sites Nos. 004025 and 000205, in view of the sites' Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission.*
2. *Having regard to the use of a bespoke river flood model rather than the OPW **Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) model in the Site Specific Flood Risk Assessment** submitted with the application, to the location of all of Block B and part of Block A within flood Zones A or B as per FEMFRAMS mapping, and to the extent of the differences in design flows between the FEMFRAMS and the Site Specific Flood Risk Assessment, the Board is not satisfied that the proposal has been subject to a flood risk assessment that would satisfy criterion no. 2 of the Justification Test for development management set out in section 5.15 of the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the minister in November 2009. A grant of permission would therefore be contrary to those guidelines and would be contrary to the proper planning and development of the area.*
3. *It is considered that the proposed development does not achieve several key objectives of the **Swords Masterplan 2009**, with specific reference*

- (i) *the preservation of views from Swords Main Street of St. Columba's Church and Round Tower to the north of the site,*
- (ii) *a successful interaction with Swords Main Street and the creation of a public space at this location and,*
- (iii) *the creation of a linkage from Swords Main Street to Ward River Valley Park.*

In addition, due to its design and layout at the northern end of the site, the development does not achieve a satisfactory interface with the Ward River Valley Park and, due to its design, does not achieve a satisfactory interface with Church Road.

The development would, therefore, be contrary to the proper planning and sustainable development of the area

A note was attached to the Board Order to state the following:

The Board also noted that further consideration was required by the applicant in relation to the satisfactory integration of the proposed development with the strategic road link between **Swords Main Street and Brackenstown Road to the north of the development site**, as indicated in Map 08 of the Fingal County Development Plan 2017-2023 and as per Recommendation 4 of the South Fingal Transport Study 2019, prior to lodgement of any new application for planning permission on the site.

4.2. **Reg. Ref F11A/0111**

Planning permission granted by Fingal County Council on 21st September 2011 for development consisting of:

- (i) single storey extension at lower ground floor level to the rear of the building;
- (ii) new single storey lobby entrance extension at lower ground floor level;
- (iii) change of use at lower ground floor level from storage area to public house area;
- (iv) alteration of existing external escape stairs to the rear of the building;
- (v) alteration to 3 no. elevations at lower ground floor level;
- (vi) addition of external decking area at lower ground floor level;

- (vii) new external stairs from lower ground floor external decking to street including alterations to boundary wall.

5.0 Relevant Planning Policy

5.1. Fingal County Development Plan 2017-2023

Zoning

The majority of the subject site (c. 1.2ha) is zoned as 'MC – Major Town Centre' where it is the objective *“to protect, provide for and/or improve major town centre facilities.”*

An area of land at the northern side of the site along the banks of the Ward River (0.2 ha) is zoned 'HA – High Amenity', where it is the objective *“to protect and enhance high amenity areas”*.

Archaeology

Part of the northern side of site is within the Zone of Archaeological Notification.

Roads

Map 08 also indicates the provision of a **future road link between Main Street and the Brackenstown Road to the north** of the development site and an indicative cycle / pedestrian route along the western site boundary, continuing northwards towards the centre of Swords and westwards along Church Street and the edge of the Ward River Valley Park

SFTS Recommendation 4 contained in the South Fingal Transport Study (2019)

Town Centre

Objective SWORDS 2: Retain the Main Street as the core of the town centre, protect and enhance its character and ensure that any future new commercial and retail development reinforces its role as the core area of the town centre, by promoting the development of active ground floor uses and limiting the expansion of certain non-retail and inactive street frontages including financial institutions, betting offices, public houses and take aways/fast food outlets.

Objective SWORDS 4: Promote the development of lands within Swords town centre in accordance with the principles and guidance laid down in the Swords Master Plan (January 2009).

5.2. **Swords Masterplan 2009 and Swords Strategic Vision 2035**

The Swords Masterplan 2009 covers Swords Town Centre, primarily 'MC Major Town Centre' zoned lands within the Main Street and North Street areas, Pavilions development area, and Barrysparks development area.

- The site is located in an area defined as a 'Cultural Quarter' between the Ward River Valley Park to the west and the Pavilions Area to the east.
- Chapter 5 of the Masterplan sets out a detailed strategy for the Cultural Quarter. The following points of same are noted in particular:
- An indicative layout is provided for the Cultural Quarter including the development site.
- A public square, 'Culture Square', is to be provided to the east of Main Street, opposite the development site, to integrate with the Pavilions development and provide a central focus and setting to cultural buildings and a scale of public space capable of supporting predominantly cultural uses including outdoor performance, outdoor dining, performance art, promenade, markets as well as meeting/seating spaces.
- The development site is to provide a linkage to Ward River Valley Park in an area described as 'Ward River Place'. New connections to the park are to be created

5.3. **Fingal Transport Study 2019**

SFTS Recommendation 4: Additional capacity is required to relieve Brackenstown Road/Church Road, which is over capacity in the forecast scenarios. A realignment and widening of the existing narrow Church Road on the western side of Main Street, and creation of a junction with Brackenstown Road, could achieve the desired impact without building an additional river crossing. Alternatively, a new route such as that proposed as the Inner Ward River Crossing would have a similar mitigating effect. Route option development should take cognisance DMURS, the future function of Main Street and associated traffic calming in the area.

6.0 Section 247 Consultation(s) with Planning Authority

6.1. A record of the S247 meeting on the 02nd of July 2021 is included in the PA submission as summarised below:

- Substantial progress on the design has been made.

Surface Water and flood risk

- The flood risk assessment should be in the form of plain English to inform the public.
- Compliance with all sections of the S28 guidelines should be clearly detailed.

Movement and transport

- The bridge objective in the Fingal plan will be looked at.
- The designated car parking in the basement needs to be clearly set out.
- The relocation of the creche from the previous application is a significant improvement.
- Secured covered bicycle parking should be provided.

Building Design and Park Interface

- The council may be willing to consider solutions to assist access from the site into the park.
- Consideration for open space along the Glebe Stream and use as a SuDS feature.
- Further details of permeability through the site into the adjoining sites.
- Views of St Columba's tower are welcome.
- Careful consideration of positioning of commercial units along the Main Street.
- Levels along the Main Street and links into the Cultural Centre to be maintained.

7.0 Prospective Applicant's Case

7.1. Statement of Consistency

7.2. The applicant's Statement of Consistency notes the national, regional and local planning polices relevant to the development of the site

8.0 Planning Authority Submission

8.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Fingal County Council, submitted their opinion in relation to the proposal on the 21st of October 2021.

8.2. The PA opinion notes the S. 247 meetings in relation to the proposed SHD development, the planning history on the site and surrounding area, and the policy background.

8.3. Planning Assessment

- The principle of development is acceptable.
- The principle of the density (120uph) is acceptable.

Statement of Consistency

- The proposal is not consistent with the Swords Masterplan.
- The proposal does not fully overcome the previous reasons for refusal in regard to views.

Previous Reason for Refusal

- The development would not contribute to the preservation of views from Swords Main Street to St. Columba's Church and Round Tower having regard to the 5-7 storey height facing Church Road and Ward River Valley Park.
- The inclusion of the public plaza along the front is acknowledged although the inclusion of an external recessed covered area to the front of the proposed retail units is sub-standard and should be redesigned to include for glazing.

- The proposed development as revised does not achieve a satisfactory interface with the Ward River Valley Park and Church Road due to excessive height and massing proposed at the interfaces.
- The visual links between the main street and the Ward River Valley Park have not been successfully integrated.
- The separation distance between Blocks A and B remains at c. 16m which is not sufficient to allow the integration of a vista of the Ward River Valley Park as envisaged in the Swords Masterplan.

Height

- The Swords Masterplan 2009 requires prevailing heights to be maintained, variation in street roofscapes should be encouraged and flat roofed infill developments should be rejected.
- Whilst the increase in height at this location the 6-7 storey height is excessive, having regard to the context, strategic vision for the future and the importance of the views of St Columba's Church and Round Tower, and connectivity between the River Ward Valley Park and Swords Main Street, it is considered acceptable.

Architecture and Urban Design

- The site slopes down towards the Ward River Valley Park.
- The proposal does not maximise the views.
- The proposal is not consistent with the Swords Masterplan 2009.
- The palette of materials can be agreed with the Architect office.
- There are concerns in relation to the massing and scale.
- The proposed massing of the building of Block A is at odds with the surrounding buildings and building lines.
- The massing of Block C does not respond to the Ward River.
- The design tool employed in Block B and D should be included in other buildings.

- The southern elevation of Block B under the previous application had more vertical emphasis than the current design.
- More user-friendly benches and seating areas should be designed into the community plaza.
- The internal layout should be reconsidered to eliminate/ minimise long, windowless corridors.
- It is recommended that the design is amended to show a reduction in height and massing.

Scale and impact on Views to and from St Columba's Church

- The views of St Columba's Church site/complex should be preserved.
- The location along Main Street and Church Road is the only location from Dublin Street/ Main Street where views of the Round Tower, Medieval Tower and replacement 19th century church at street level.
- The views should be retained.
- The Architectural Conservation Officer recommends the scale of Block C is reduced in height, so it is below building B to limit its dominance to allow St Columba's Church and Tower to draw the eye towards them.
- A Visual Impact Assessment should form part of the assessment with viewpoints/ photomontages.

Visual and Residential Amenity

- The orientation of the balconies and potential for overlooking on No. 7A Forest Road may require further design consideration.
- The ESB station is located beside No. 7A and this dwelling has a dormer window on the rear roof slope.
- There are concerns in relation to the north facing basement apartment crèche windows in Block C facing out onto the proposed swale.

Public Art

- A piece of public art should be included which has a relationship to the area.

Social Infrastructure

- A detailed Community and Social Infrastructure Audit should be prepared and submitted which outlines the services and facilities within the vicinity.

Archaeology

- The impact of the proposed development on archaeology should be carried out under licence.

Open Space, Trees and Landscaping

- Consideration should be given to adapting the open section of Glebe Stream as a significant urban water feature incorporating SuDS capacity.
- The newly aligned stream should be planted with native aquatic plants etc.
- The views included should include proposed works along the stream, e.g railings.
- Further details on the works to the Glebe River e.g., sections and river profiling should be included.
- The vista for Swords Main Street to the Wards River Valley Regional Park has been narrowed when compared with the previous versions.
- Clarity around the proposed public open space and play provision is required, interface with the Ward River Valley Park
- Further detail on the basement car park wall and north-eastern corner where the boundary of the Ward River Valley begins.

Movement and Transport, Vehicular Access, Car and Bicycle Parking

- Revised traffic assessment and mobility report was prepared.
- A sustainable cycle link could be provided through the proposed development however there is a possibility of incorporating a cycle lane in the link road between Brackenstown Road and Main Street.
- There is a requirement for the provision of a future road link between Main Street and Brackenstown Road that runs along the northern end of the proposed development.

- The layout of this proposal should not compromise the delivery of the future link road as indicated on sheet of the development plan.

Flood Risk

- The proposal now includes findings from the OPW and CFRAM reports and includes the application of Factorial Standard of Error (FSE).
- The proposal includes a route change to the Glebe (west by 2-3m), two new culverts and the removal of three culverts to bring the Glebe stream back more in line with its natural state.
- The swale is in Flood Zone B and its function within a heavy storm event should be clarified.

Services and Drainage

- Details on the servicing of the pump station is required.
- The areas along the Glebe river should be integrated as a significant urban water feature incorporating substantial SuDS capacity.
- The riparian strip should be given 10m.

8.4. **Interdepartmental Reports**

Water Services: Additional clarification is required on the following,

- The proposed swale is located in Flood Zone B.
- Further details on the swale (design, overflow capacity etc)
- Additional information on the capacity of the attenuation system.

Transport Section: There is a need for the proposal to integrate with the provision of the strategic link road between the Main Street and Brackenstown Road as outlined in the Fingal Transport Study. A route options assessment study would determine the required road width.

Parks & Green Infrastructure Division: Concern raised in relation to the following:

- The main vista from Swords Main Street to Ward Regional River Valley Park has been narrowed compared to the previous versions.

- Consideration should be given to adapting the open space section along the Glebe river as a water features incorporating SuDS.
- Clarity required on the play area and open space provision.
- Further details on the interface of the proposed development with the park.

Economic Development/ Property Section: Recommendation for the inclusion of a piece of art sculpture.

Architectural Conservation Officer: Request that additional information on the following:

- The design statement should clearly state the dimensions of the set back of the Building B from Church Road and set out a comparison of these from the previous SHD application.
- The scale of Building C onto Church Street needs to be reduced in height, so it is below Building B.
- A Visual Impact Assessment should form part of this application.
- An up-to-date Architectural Heritage Impact Assessment of the current proposal that sets out an evaluation by a conservation professional of the current scheme on the architectural heritage.
- The scale and mass of Building A is reconsidered.
- Information submitted on the historic water pump.

Architects Department: Concern is raised in relation to the following:

- The proposed massing of Block A at the junction of Dublin Road and Forest Road and the integration at a corner site.
- The proposed height and massing of Block C, bordering the Park (7 storeys). It should be more in line with the design of Block B & D.
- The proposal should respond better with the park to the north and the urban design (town) to the east.
- Internal circulation of the blocks to eliminate long corridors.
- The external materials should reflect the solid sources and floor levels.

Community Archaeologist: Archaeological excavation will be required, and this should be carried out under licence.

9.0 Irish Water

9.1. Irish Water submission dated 26th of October 2021 confirms that a confirmation of feasibility for 145 no dwellings has been issued subject to a Connection Agreement and all works are carried out within the red line submitted to Irish Water.

10.0 The Consultation Meeting

10.1. A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 17th of November 2021, commencing at 14.30pm, via Microsoft Teams.

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 as detailed below:

1. Conservation Impact Assessment, *inter alia*, visual assessment, location of the site and the Swords Masterplan 2009
2. Design and Layout
3. Traffic & Transport, *inter alia*, provision of link road, bicycle parking & design
4. Impact on Residential Amenity
5. Flood Risk Impact Assessment
6. Ecological Issues
7. Any Other Matters.

10.2. In relation to the **Conservation Impact Assessment**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The information contained in the conservation impact assessment, the previous reason for refusal and the need to preserve views from the Main Street towards St. Columba's Church and Round Tower to the north of the site.

- The need to coordinate the documentation and ensure the visual impacts are fully addressed and represented in the conservation impact assessment

10.3. In relation to the **Design and Layout**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The changes to Buildings B and D and the scale and massing of Building C.
- The level changes at the rear of the site and the interface towards the Ward Regional Park.

10.4. In relation to the **Traffic & Transport**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The upgrade works required as part of the Fingal Transport Study 2019, route options for future road link between Main Street and the Brackenstown Road to the north.
- The planned delivery of the road and the potential for a Part 8 and a subsequent Compulsory Purchase Order within any future transport works in Swords.
- The design of the basements and the movement and storage of bicycles.

10.5. In relation to the **Impact on Residential Amenity** An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The location of the site beside several dwellings along Forest Road and the need for detailed sunlight/daylight analysis.

10.6. In relation to the **Flood Risk Impact Assessment**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The location of the swale to the rear of building C, located within Flood Zone B and the design and finish of the swale for as an amenity area.
- The location of the rear of building C and the potential to be located within Flood Zone B.
- Details of the river profiling required to the River Glebe and the need to ensure all works are detailed in the Flood Risk Assessment and throughout other accompanying documentation.

10.7. In relation to the **Ecological Issues**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The design and layout of the open space along the River Glebe.
- The removal of the trees on the site and the inclusion of any impacts of species.

10.8. In relation to the **Any Other Matters**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The use of the swale as a SuDS feature.

11.0 Assessment

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.

I have examined all of the information and submissions before me including the documentation submitted by 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.

Conclusion

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** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

12.0 Recommended Opinion

12.1. 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 would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

1. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:
 - a) Further consideration and/or justification of the documents as they relate to the impact of the proposed development on the character and setting of those buildings of conservation interest, in the vicinity of the site. The documentation should demonstrate that the proposed development would not have an adverse impact on the architectural heritage to the north of the site or prevent the delivery of the Swords Town Centre Masterplan. In this regard, the Conservation Impact Assessment shall be accompanied by CGIs/visualisations/3D digital modelling and cross section drawings showing the works required on the site, the proposed development relative to existing and proposed developments in the vicinity, including justification for the height and located of the proposed buildings relative to the surrounding area.
2. A Taking in Charge Map.
3. A Social Infrastructure Audit.
4. A detailed landscaping plan clearly illustrating the quantum and functionality of all areas designated for communal and public open space. The landscaping details shall include, inter alia, designated communal open space, the inclusion of useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines

for Planning Authorities and the design, a detailed tree survey and proposed tree planting scheme and shall clearly indicate the quantum and designated areas of useable public open space. The treatment of the interface with the Ward Valley Regional Park shall be clearly detailed and cross-section drawings shall illustrate the works proposed within the applicant's site and Fingal County Council Lands.

5. An updated 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. An updated Site-Specific Flood Risk Assessment (SSFRA) clearly illustrating all necessary works required to ensure the proposed development can adequately address any impact on flood risk on the site or lands in the vicinity of the site. In this regard, all alterations to the river profile shall be clearly illustrated and include comparisons from the existing and proposed scenario.
7. Updated plans and particulars of the swale proposed at the rear of building C, *inter alia*, the design, treatment and functioning as a SuDS feature and an amenity area
8. 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. Transport Infrastructure Ireland
2. National Transport Authority
3. Irish Water
4. The relevant Childcare Committee
5. Minister for Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation),
6. The Heritage Council (archaeology, architectural heritage and nature conservation),
7. An Taisce-the National Trust for Ireland (archaeology, architectural heritage and nature conservation),
8. An Comhairle Ealaoin,
9. Failte Ireland
10. Inland Fisheries Ireland

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.

Karen Hamilton
Senior Planning Inspector

08th of December 2021