

Agenda Item 16

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

8th June, 2015

Report submitted in accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, (as amended) the Planning and Development Acts 2000, (as amended), and Section 138 of the Local Government Act, 2001 (as amended)

Proposed Housing Development at Rosemount Court, Dundrum, Dublin 14

1. PC/H/05/15

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, (as amended), the Council gave notice of the proposed development in the Irish Independent on 12th March, 2015. Plans and particulars of the proposed development were available for inspection from 12th March, 2015 and up to and including 23rd April, 2015 at the Planning & Enterprise Department, and Housing & Community Department, County Hall, Marine Road, Dún Laoghaire between the hours of 10.00 a.m. to 4.00 p.m. and at the Council offices, Dundrum Office Park, Dundrum between the hours 9.30 a.m. to 12.30 p.m. and 1.30 p.m. to 4.30 p.m. Monday to Friday, excluding Bank Holidays and under dlr consultations on the Council's website homepage www.dlrcoco.ie.

Submissions and observations with regard to the proposed development could be made up to and including 7th May, 2015.

<https://dlrcoco.citizenspace.com/housing/pc-h-05-2015-proposed-housing-development-at-rosemount>

2. SITE LOCATION AND DESCRIPTION:

The subject lands have a stated site area of 0.9 hectares and are located within the larger Rosemount Estate housing development. The site is bounded, to the west by a perimeter wall, to the north, east and south by existing single and two storey residential properties. Lands in the vicinity of the site are occupied by residential accommodation on all sides. The site enjoys good connections with public transport (Quality Bus Corridor and Luas). There is a large playing field and parks within 250m of the subject lands.

The site has an area of 0.9 hectares and formerly accommodated eighty four dwelling units over three no. five storey apartment blocks. The apartment blocks were in poor condition and were demolished in 2011. Currently the site is vacant and is covered with a mixture of grassed areas and hard standing. The perimeter of the site on three sides, northern, eastern and southern boundaries are occupied by two storey houses with some single storey bungalow type accommodation clustered in the eastern portion as well as south eastern corner. The remaining western boundary is bounded by an existing blockwork wall with residential properties behind it.

3. ZONING AND OTHER OBJECTIVES:

The subject site is located on lands zoned Objective 'A', 'To protect and/or improve residential amenity'. It is an objective of the County Council Housing Programme - Specific Local Objective 92 'To refurbish / redevelop the flats at Rosemount Court'

4. DETAILED DESCRIPTION OF PROPOSED WORKS:

The Housing need in the area was identified in December 2014 as follows:

	NEED
1 Beds	1183
2 Beds	682
3 Beds	503
4 Beds	36

The longest waiting time in this area is for 1 and 3 bed units.

The proposed development provides for forty four residential units at a density of forty nine per hectare with a mix of dwelling types- 27 no. three bed; 4 no. two bed; 1 no. four bed; and 12 no. one-beds, with a central green amenity space and two shared surface 'home-zone' areas. Of the forty four units seventy four percent are houses and twenty six percent are apartments.

One car parking space is provided for the one and two bedrooled units with two car parking spaces provided for the three bedrooled units. All car parking is at grade and integrated throughout the scheme.

5. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009), and the Planning and Development (Amendment) (No. 3) Regulations, 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's)

Scott Cawley Limited, has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and submitted their report. (report attached)

The report concluded that "there will be no likelihood of significant effects on any European sites and no impacts to European site integrity, either alone or in combination with other plans or projects. Therefore it is our view that an Appropriate Assessment is not required."

6. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA:

Under the Objective 'A' zoning in the Dún Laoghaire-Rathdown County Development Plan, 2010-2016, residential use is 'Permitted in Principle'. The Dún Laoghaire Rathdown County Development Plan, in accordance with national guidelines looks to provide a minimum of fifty dwelling units per hectare at a location such as this, close to good public transport links, accordingly the density as proposed is considered acceptable.

The development is considered to be acceptable in relation to building height, finishes and design.

The development is considered to be acceptable in relation to the quality and quantity of private open space provision. It is noted that some of the units fall below Development Plan Standards in relation to rear garden depths and private open space provision. These development standards are a general requirement in order to protect and provide for residential amenity and the County Development Plan (Section 16.3.2 (iv), page 152) allows for, in well-designed schemes providing a high quality living environment, these standards to be relaxed.

It is considered that the proposed development has incorporated mitigating measures (screening and fenestration detailing and layout) in its design approach, which will prevent overlooking (both within the scheme and externally), and provides both private and communal open space, which in together will provide a high quality living environment for future residents, while also protecting the residential amenities of existing properties. As stated previously there exists Class 1 (lands providing for active recreation) open space within 250m of the subject site.

It is noted that the apartment block side elevation is approximately seven metres from the front elevation of existing single storey properties. The scheme provides planning gain in that these properties' front gardens are to be extended. A softening of the façade is provided by way of climbing planting.

This block is located eleven metres from the rear gardens of properties to the east and almost forty metres from their rear elevation. The fenestration to the stairwells is to be of obscure glazing. It is considered that the residential amenity or future development potential of properties to the east will not be significantly impacted on by the proposed development.

The proposed medium density development on a brownfield site, in an area served by excellent social and community infrastructure, and close to excellent transport links is considered an appropriate design approach which will provide for a high quality environment for future residents, without detracting significantly from adjoining residential amenity.

7. INTERNAL REPORTS

Transportation Planning and Drainage Services: In correspondence dated 5.3.15, the Transportation Department had no objection to the proposal.

On 3.2.15 Drainage Services advised the drainage strategy is acceptable in principle subject to a detailed design proposal at a later date.

Corporate Services and Human Resources Department – Property Management

Section: In correspondence dated 14.1.15 the Property Management Section raised no objection to the proposed redevelopment of Rosemount Court as the site is in the ownership of the Council, it is freehold and there are no legal inhibitions to its development.

Architects and Culture Department: In a report dated 12.3.15 the Architects Department reported that the proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. Walls will generally be brick with coloured render. Roofs will be covered with fibre cement slates to houses and selected metal to the apartments. Windows will be good quality timber, clad with aluminium. Boundary walls will consist of brick walls and railings with hedging. Pavements and parking areas will be finished with a mixture of buff coloured tarmac, resin bound gravel and permeable paving.

Environmental Services Department – Parks and Landscape Services: In a report dated 11.3.15 the Parks Department reported that they had no objection to the proposal.

Planning Department – As part of report dated 11.3.15 and referred to in Section 6 above, the Planning Department reported “having regard to the development potential of this well located site, the policies of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan, the proposed development design and layout which is considered an enhancement of the existing receiving environment, it is considered that this Part VIII Scheme proposal is consistent with the proper planning and sustainable development of this area. ”

8. STATUTORY BODIES/ORGANISATIONS:

It is noted that Irish Water had no objection in relation to the proposed development. The National Roads Authority had no comment to make on the proposal. The Department of Arts, Heritage and the Gaeltacht recommended that Archaeological Monitoring be carried out at this site by a suitably qualified archaeologist and the Department of Arts, Heritage and the Gaeltacht to be furnished with a report describing the results of the monitoring.

Response:

The Council will engage the services of a suitably qualified archaeologist to monitor all topsoil stripping associated with the development and should archaeological material be found during the course of monitoring, an archaeologist may have work on the site stopped pending a decision as to how best to deal with the archaeology. The Council will, if necessary, advise the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation *in situ*, and/or excavation) and facilitate the archaeologist in recording any material found. Where necessary the Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring.

9. SUBMISSIONS/OBSERVATIONS

9.1. Submissions

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended, the Council gave notice of the proposed development in the Irish Independent on Thursday, 12th March, 2015 indicating that submissions would be accepted up to and including Thursday, 7th May, 2015.

A site notice (in the prescribed format) was also erected on the site and maintained in place for the prescribed period. One hundred and seventy two submissions were received within the stipulated time period and are listed as follows:

9.2 TABLE A: List of persons/bodies who made submissions

No.	Name	No.	Name
1	Michael O'Rourke	17.	Carmel Doyle
2	Noel & Una Murphy	18.	Joseph Corcoran
3	Patrick J. Kirby	19.	Hugh McNulty
4	Nataliya O'Connor	20.	Rita Doyle
5	M & G Palmer	21	Eddie O'Rourke
6	Carolyn Donnelly	22.	John O'Rourke
7	Hugo Dillon-Malone	23.	Illegible Signature
8	Conor Bradbury	24.	Jim Ballance
9.	Conor Cooke	25.	Marie Gibney
10.	Margaret O'Callaghan	26.	James & Carmel Browne
11.	Ruth O'Hagan & Alun Crane	27.	Caroline Byrne
12.	Dan Kelleher & Evelyn Kirwan	28.	Signature illegible
13.	Philomena Joy	29.	Suellen Rohr
14.	Christopher Bowe	30.	Sinead O'Connor
15.	Karen Saunders	31.	Eithne Askins
16.	Noel Whelan	32.	Gary & Joy Keating

33.	P. Mervyn	61.	Lily McKeever
34.	Suzanne Taite	62.	Eddie Osborne
35.	Signature Illegible	63.	C. Osborne
36.	Paul Doyle	64.	Ross O'Connor
37.	Jim Coughlan	65.	Karl Condron
38.	John Brennan	66.	A. Daly
39.	Marie Perry	67.	Patrick Cusack
40.	Sarah Gibney	68.	Marie Coughlan
41.	Marie Pierce	69.	Victory Breen
42.	Claire Balance	70.	Amy McGuinness
43.	Doreen Savage	71.	Rosey Kelly
44.	Ben Culligan	72.	Signature Illegible
45.	Jennifer Culligan	73.	Tom Macken
46.	Colette Culligan	74.	Lisa Mulligan
47.	Theresa Dalton	75.	Joan Fearon
48.	Alison Mulligan-Carroll	76.	Cameron O'Connor
49.	Peggy Mason	77.	Tony O'Brien
50.	Geraldine Pender	78.	Jan Tobin
51.	Margaret Pender	79.	M. Fox
52.	Suzanne O'Connor	80.	J. Roberts
53.	Terence Burke	81.	Signature Illegible
54.	Carmel Smith	82.	John Roberts
55.	Margaret Leonard	83.	Catherine Roberts
56.	Gwen O'Rourke	84.	E. Edmond
57.	Mary Curtis	85.	Bernadette Doyle
58.	Éilis Leahy	86.	Pat Doyle
59.	Dervilla Sloan	87.	Gary Roberts
60.	Samantha Coughlan	88.	Signature Illegible

No.	Name	No.	Name
89.	Edel Corcoran	115.	Shirley Smith
90.	Alba Barrett	116.	Patrick J. Ryan
91.	Sergio Barragan	117.	Muireann Nic Coitir
92.	Kath Checkley	118.	Mary Kelly
93.	John Verlin	119.	Philip Kelly
94.	Con Butler	120.	Lauren Kelly
95.	Michael O'Callaghan	121.	Cormac Ó Cianáin
96.	James & Fionnuala Nangle	122.	Lorna Malone
97.	Sharon Byrne	123.	Teresa Byrne
98.	Stefano Speranza	124.	Carmen Caminiti
99.	Linda Kane	125.	Pat Harrington
100.	Michael Redmond	126.	Myles O'Reilly
101.	Elizabeth Kilty	127.	Brendan & Rose Kelly
102.	Signature Illegible	128.	Patrick Bennett
103.	Byrne (illegible first name)	129.	John McEvoy
104.	Rose Hayden	130.	Mary Glanville
105.	Mary McNulty	131.	Des Gray
106.	Paul Brothwood	132.	H. Gotte
107.	Yun Gao	133.	Brendan Fassnidge
108.	Daniel Murphy	134.	John Pender
109.	Ollie McDonnell	135.	Vera Elliott
110.	Thomas & Patricia Hogan	136.	Signature Illegible
111.	Kevin Whelan	137.	Francis Phelan
112.	Catherine McDonnell	138.	Ann Phelan
113.	Mary Ellen Lane	139.	Margaret Govan
114.	Simone Curtis	140.	William Govan

No.	Name	No.	Name
141.	B. O'Malley	160.	Robert Henry
142.	Joe O'Reilly	161.	Niall Cooke
143.	Ann Coleman	162.	Richard Dunne
144.	Stephen Wright	163.	Julia O'Rourke
145.	Edward Culligan	164.	Roger & Joelle O'Keefe
146.	Emma Culligan	165.	Marian McGee & Lawrence Hickey
147.	Steven Culligan	166.	Raymond Bowe
148.	Magdalena Bowe	167.	Gerard Coughlan
149.	Ann Doyle	168.	Phyllis Murray
150.	Mark Sheridan	169.	John Mullins
151.	Signature Illegible	170.	C. O'Halloran (illegible first name)
152.	Michelle Cronin	171.	Peig Dunne
153.	Elizabeth Masterson	172.	Frances & Karl Condon
154.	John P. & Maura McEvitt		
155.	Eleanor Costelloe		
156.	Brian Smith & Ita Reid Smith		
157.	Anna Briggs & Tom Briggs		
158.	Dara O'Kelly		
159.	Cllr Seamus O'Neill		

Three late submissions were received after the prescribed time.

9.3 Summary of the issues raised in the submissions/observations received

There was considerable support for the development, however, some issues in relation to the proposal were raised. The submissions (and the detail pertinent to the respective submissions) are duly noted, and have been assessed accordingly. The pertinent issues raised and the Chief Executive's responses are summarised as follows:

Issue

Response

	Issue	Response
1.	<p>Development will have negative consequences for the general area:</p> <ul style="list-style-type: none"> • Not in keeping with the character of the area • Value of privately owned property • Overlooking, overshadowing • Frosted glass inadequate for privacy of residents in the vicinity of three storey block/ proximity to dwellings in Taney and Rosemount • Impact on elderly/vulnerable • No environmental Impact carried out 	<p>It is considered that the scheme is well designed and responds well to its receiving environment. It is considered that the proposed development is an appropriate design response to a brownfield site. The development is low rise in nature and strikes an appropriate balance between providing a high standard residential development that does not significantly detract from existing residential amenity.</p> <p>It is considered the redevelopment of the brownfield site will enhance the area and will not seriously depreciate the value of property in the vicinity.</p> <p>The scheme has been designed so as to prevent overlooking and where mitigating measures have not been taken, separation distances are in excess of Development Plan standards. The proposed development is more than eleven metres from the rear boundaries of the dwellings in Taney Estate and has a window to window distance far in excess of the recommended twenty two metres. In terms of overshadowing, while there may be some impact to the single storey houses facing elevations of apartment block, the front gardens of these dwellings will be increased as part of the scheme, resulting in distinct planning gain.</p> <p>Frosted glass is not proposed to upper storey windows, because, the separation distance between habitable rooms is in excess of thirty eight metres and far in excess of the minimum twenty two metres and will not result in a significant loss of privacy in this regard.</p> <p>The proposed development caters for a need for social housing in the area.</p> <p>The proposed development is sub threshold, that is, no Environmental Impact assessment is required for a development of this size.</p>
2.	<p>Design:</p> <ul style="list-style-type: none"> • Density, height, size 	<p>The development as proposed is a medium density</p>

	<p>and location and scale</p> <ul style="list-style-type: none"> • No back gardens • Outside stairwell • Too many one bed • units/accommodation for the elderly needed • Inadequate space between units • Not in accordance with the Development Plan • Not in accordance with Local Area Plan 	<p>development, to propose a density lower than that proposed would run contrary to national guidelines, that is the Residential Density Guidelines 2009 and Sustainable Residential development in Urban Areas 2009 http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/FileDownload.19164,en.pdf and indeed the Dún Laoghaire-Rathdown County Development Plan 2010-2016. The site was originally occupied by 3 number, five storey residential blocks providing 85 dwelling units. The blocks were demolished in 2010 and the site is identified for residential development in the Dún Laoghaire Rathdown Development Plan. The current proposal is a reduction in height from 5 storeys to 3 storeys. It should be noted that the ground to ridge height of the apartment element is but nine and a half metres.</p> <p>All of the units have back gardens with the exception of the apartments where the balconies are to Development Plan standards.</p> <p>There are no outside stairwells as part of the development.</p> <p>The inclusion of the one-bed units is based on the need for the area.</p> <p>There are suitably zoned and situated sites within the Dún Laoghaire-Rathdown administrative area where nursing home type accommodation can be provided. In the Dún Laoghaire-Rathdown County Development Plan 2010-2016 there is a specific Local Objective at this location "to refurbish/redevelop the flats". This proposal accords with this objective.</p> <p>The proposed scheme gives cognisance to the quality of the living environment for future residents as well as protecting existing residential amenity and is designed in accordance with the proper planning and sustainable development of the area in mind.</p> <p>The subject site is located on lands zoned Objective 'A', in the County Development Plan 'To protect and/or improve residential amenity'.</p> <p>The proposed development is not within the Goatstown Local Area Plan area however, the scheme is consistent with the development objectives of the County Development Plan. It is considered that the</p>
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		development balances the housing requirements for the future residents while protecting adjoining residential amenity. The proposal is for a medium density development, giving cognisance to the national and local guidance documents, uses the finite land resources efficiently without diverting significantly from the established pattern of development.
3	<p>Open space:</p> <ul style="list-style-type: none"> Loss of green areas/open space Lack of planting Provision of litter bins 	<p>The proposed development includes a 650 square metres central green together with 2 home zone areas of over 950 square metres and the site is also located close to in excess of three hectares of green space. This is a residential development site and not public open space.</p> <p>Parks Department have identified a requirement for additional tree planting in the main open space where the pitches are located and it is intended to undertake this planting in the near future.</p> <p>It is the policy of the Parks Department not to provide any additional litter bins on open spaces.</p>
4	<p>Social mix:</p> <ul style="list-style-type: none"> Mix of privately owned element needed Existing people will not integrate 	In relation to the social mix in the development, currently there is no scheme for the sale of affordable units.
5	<p>Previous Part 8 :</p> <ul style="list-style-type: none"> Footprint of previous Part 8 differs from proposed 	The entire site is zoned 'A' to protect and/improve residential amenity. PC/01/11 - related to the demolition of three multi-storey blocks of apartments and sheds with the cleared site to be reserved for future development of social housing. The footprint encompassed all related roads, pavements, amenity spaces and structures.
6	<p>Traffic issues:</p> <ul style="list-style-type: none"> Increased traffic/congestion Width of access road/access for emergency vehicles No survey of current 	<p>Transportation does not have concerns regarding the likely impact of additional traffic generated by this residential development. The site has good permeability links and proximity to public transport. Higher traffic levels may reduce traffic speeds and encourage use of available sustainable travel modes. The recommended main construction traffic route is via Dundrum Road.</p> <p>The access roads will be constructed to DLRCCs road maintenance 'taking in charge' standard. The design of the on street parking spaces is intended to allow sufficient access road width for vehicle manoeuvres as well as ensuring adequate width available for access by emergency vehicles.</p> <p>The proposed 44 unit development is below the</p>

	<p>traffic levels in the area</p> <ul style="list-style-type: none"> • Speed of traffic/rat run/safety for children • Parking availability in estate • Parking for Luas/Shopping Centre/adjoining areas 	<p>development management threshold for residential development in excess of 200 dwellings for which a Traffic and Transport Impact Assessment is required in accordance with CDP section 16.10.4.</p> <p>An increase in density should result in the lowering of speeds in the estate. The proposed development is within a residential area and is designed to have a low speed traffic environment.</p> <p>It is considered that the provision of housing on serviced lands, in close proximity to all necessary amenities including excellent public transport connections is a sustainable approach to housing development. The proposed 44 no. unit development provision of 74 car parking spaces complies with CDP 2010-2016 Table 16.3 minimum residential parking standards.</p> <p>The proposed development is not intended to provide for commuter parking or resolve existing parking control issues.</p>
7	<p>Pressure on existing facilities/amenities:</p> <ul style="list-style-type: none"> • Water/sewerage/ Other developments in the area will put pressure on facilities • Schools/childcare • New playground required/safe play area • Condition of existing facilities/dressing rooms/Lack of amenities • Plans to build community centre 	<p>The proposed development is to replace a much larger development which existed on the site, therefore there is no capacity issue on facilities/amenities than prior to the demolition.</p> <p>There is an abundance of schools in the area. The Dún Laoghaire-Rathdown County Development Plan looks for all housing developments in excess of seventy five units to provide a childcare facility. This development falls under this threshold.</p> <p>A playground recently provided at Patrick Doyle Road may address the need in this area.</p> <p>In relation to the dressing room and toilet facilities, both of these facilities were provided by the local club – Rosemount/Mulvey. If a local club can clearly demonstrate interest, the Council will work with them towards providing resources.</p> <p>Rosemount Family Resource Centre was relocated to Waldemar Terrace which is a short walking distance</p>

		from Rosemount Estate. This ensures that the facility is not provided at the expense of open space.
8	<p>Construction:</p> <ul style="list-style-type: none"> Increased levels of noise, disturbance/inconvenience Materials unsuitable Broken wall leading to football pitch should be repaired 	<p>The construction noise levels will be that normally associated with a development of this size. Building will be carried out within normal working hours e.g. 8 a.m. to 6 p.m. Monday – Friday except in exceptional circumstances.</p> <p>High quality materials will be used throughout the development.</p> <p>As part of the construction works, the broken wall will be repaired.</p>
9	<p>Consultation:</p> <ul style="list-style-type: none"> Lack of prior consultation with residents Residents reserve the right to appeal to An Bord Pleanála. 	<p>The Council followed the statutory procedure for the Part VIII proposal and met with local residents to advise them of the proposed development and informed them of the submission period.</p> <p>The final decision on a Part 8 rests with the Elected Members and there is no appeal facility as part of the Part 8 process.</p>
10	<p>Other issues:</p> <ul style="list-style-type: none"> Anti-social problems Security – existing laneway Littering/dumping/rodents 	<p>The Council has a robust policy for dealing with anti-social behaviour. 44 additional social units is not considered to significantly affect levels on anti-social behaviour.</p> <p>The security of the laneway is outside the remit of this Part 8.</p> <p>Illegal dumping is an offence and instances should be reported to the Council’s Environment Department.</p>
11	<p>Support Services:</p> <ul style="list-style-type: none"> Support of social workers, Gardai, jobs required 	<p>While the issues raised in relation to support services are beyond the remit of this Part 8, it should be noted that Rosemount Family Resource Centre provides support to the local community with a wide range of services.</p>

10. CONCLUSION:

The proposed development is in accordance with the zoning objective of the area and the specific local objective for the area as set out in the Dún Laoghaire-Rathdown County Development Plan, 2010-2016. The development accords with the proper planning and sustainable development of the area.

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

It is recommended that a decision be made by the Elected Members of the Council to **proceed** with the proposed development in accordance with the drawings, which were on display and to any such minor or immaterial alterations to the plans and particulars of the development subject to the following condition:

1. The Council shall engage the services of a suitably qualified archaeologist to monitor all topsoil stripping associated with the development and should archaeological material be found during the course of monitoring, an archaeologist may have work on the site stopped pending a decision as to how best to deal with the archaeology. The Council shall, if necessary, advise the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation *in situ*, and/or excavation) and facilitate the archaeologist in recording any material found. Where necessary the Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring.

Subject to the above approval, Members are hereby notified in accordance with Section 138 of the Local Government Act, 2001, as amended, of the intention to proceed with the proposed development.

Tom McHugh,

Director of Housing and Community