



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

13th May 2026

Strategic Planning,
Economic Development and Heritage Department,
Planning and Integrated Development Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork City,
T12 T997.

Re: Proposed Variation No. 3 to the Cork City Development Plan 2022-2028

A chara,

Thank you for your authority's work on preparing the Proposed Variation No. 3 (proposed Variation) to the Cork City Development Plan 2022-2028 (Development Plan).

As Cork City Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546 and this submission has been prepared accordingly.

Recommendations issued by the Office further to section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government. As such, planning authorities are requested to implement or address recommendations made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations issued by the Office pursuant to section 546 of the Act may take the form of a request for further information or justification on a particular matter, or clarification regarding

particular provisions of a plan on issues that are considered necessary to ensure alignment with policy and legislative provisions. Planning authorities are requested by the Office to action an observation.

A submission can also include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the Variation, the Office will assess it in accordance with the statutory framework in section 63 of the Act.

Overview

The approach taken in this proposed Variation reflects a focus on an incremental strategy that prioritises lands available for development in the short term, supporting the timely and effective delivery of new homes. Looking ahead, however, the forthcoming 10-year development plan will present a valuable opportunity to build on this momentum through a more strategic approach, identifying how the city can expand at scale in a plan-led manner, and in alignment with public investment in infrastructure, particularly key transport projects under the Cork Metropolitan Area Transport Strategy 2040. This evolution will also support a placemaking-led approach to future development, ensuring the growth of built-up areas while retaining the distinct identity and character of individual communities through the integration of high-quality open space, recreation, and community amenities. A review of the Open Space Strategy for the city will be particularly important in this respect.

The Office looks forward to working closely and constructively with the Planning Authority as this strategy continues to emerge.

In relation to the current variation, the Office welcomes the overall approach to the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines) and the inclusion of updated core strategy tables identifying 270 hectares of new residential lands in Cork City in addition to the approximately 450 hectares of residential land that remain zoned and undeveloped in the current Development Plan. This therefore indicates a strong future housing supply, which would be clarified by the preparation of a Settlement Capacity Audit (SCA) to demonstrate that zoned lands are serviced and development-ready.

The Office also supports the long-term housing strategy and the release of three key strategic sites, including the 93 hectares Ballyvolane lands, and an important step in enabling future growth. The preparation of a comprehensive development framework, particularly regarding integration with strategic transport infrastructure such as the Cork Northern Distributor Road, would maximise the potential of these areas, and ensure that growth is co-ordinated and plan led. Similarly, for the South Ballincollig area, the Office considers that the preparation of a development framework would avoid piecemeal development and ensure effective alignment with the proposed South Ballincollig Sustainable Transport Corridor, supporting sustainable and connected communities.

Similar issues are raised in relation to planning for the development of the lands at Carrigrohane as a strategic opportunity area.

The Office recommends that these matters, together with issues arising in respect of a number of more peripheral zoning objectives, be addressed through site specific policy objectives for the relevant lands.

Additional recommendations include clarifications on density standards and zoning objectives, as well as transport-related measures.

In relation to key transport infrastructure, the Office also recommends that the Planning Authority review certain zonings that may give rise to potential conflicts with major road projects (including the N/M20 and Cork Northern Transport Project). Further measures to safeguard key road infrastructure and support the integration of land use and transport planning are also recommended.

Finally, the Office also identifies certain flood risk issues that should be addressed prior to adoption of the variation.

The submission below has been prepared to provide a strategic level input to your authority in finalising the proposed Variation. It is within this context the submission below sets out 4 recommendations under the following themes:

Key theme	Recommendation	Observation
Implementation of the housing growth requirements	Recommendation 1	-

Delivering sustainable communities and compact growth	Recommendation 2	-
Integration of transport and land use planning and strategic road network	Recommendation 3	-
Flood risk management	Recommendation 4	-

1. Implementation of the housing growth requirements

In regard to the core strategy, the Office acknowledges information provided in the Chief Executive's (CE's) Report and that a footnote has been attached to proposed new core strategy table 2.3A to indicate that figure 2.21 Growth Strategy Map 2028 will be updated to combine Development Plan remaining housing zonings and their potential land and yield capacity, after adoption of proposed Variation. However, in the interest of transparency, the Office recommends that this key information is identified within the core strategy as part of the variation process.

Specifically, in regard to proposed table 2.3A, while the Office notes the overall figures for release of new residential lands and potential units in response to the Housing Growth Guidelines to City Suburb, Urban Town and City Hinterland of Cork City are clearly identifiable, there are a number of references to long term strategic regeneration, long term strategic development and long term strategic residential lands. While the various residential zoning types are identified in the Development Plan, written statement at chapter 12, Land Use Zoning Objectives, it is difficult to distinguish if these lands are Tier 2 or Strategic Reserve. In order to be consistent with the Development Plan, residential zoning objectives 2 and 3 (chapter 12), the Office recommends the Planning Authority reviews and clarifies zoning status for these sites.

The Office notes under section 2.4 of the Housing Growth Guidelines that planning authorities should undertake a Settlement Capacity Audit (SCA) to identify zoned serviced/serviceable lands with residential development potential, specifying enabling infrastructure, for example wastewater network or treatment infrastructure, energy infrastructure, roads or public transport capacity and in the case of enabling social infrastructure, school provision and community facilities.

The Office notes while information was provided within the CE's Report regarding a review of the capacity of remaining residential lands, no specific SCA has been provided within the

proposed Variation identifying infrastructure analysis for 39 proposed residential zonings which includes the requirements as set out in Housing Growth Guidelines. As such, the Office recommends that the Planning Authority prepares an appropriate SCA for all new residential lands being released for housing including site density, potential yield (units) and infrastructure capacity/constraints. Following the review, the proposed new residential zonings should be updated accordingly.

Recommendation 1 - Implementation of the Housing Growth Guidelines

To ensure clarity within the core strategy, to support the coordinated and sustainable development of communities, and to the implementation of the housing growth requirements, and having considered the following:

- the Development Plans, Guidelines for Planning Authorities (2022);
- the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines), including Policy Objectives 1, 2 and 3 to incorporate the objectives of the Housing Growth Guidelines within development plans;
- NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development;
- NPO 45 of the NPF to increase residential density in settlements; and
- NPO 101, 102 and 103 of the NPF to consider the serviceability of the land zoned for development;

the Planning Authority is recommended to;

- (i) revise and update new tables 2.3A and 2.4A as part of the variation to combine housing figures of the National Planning Framework First Revision (2025) uplift and the existing Cork City Development Plan 2022-2028 core strategy tables data for both Tier 1, Tier 2 and long term strategic residential lands proposed including up to date information for City Docks and Tivoli Docks;
- (ii) provide a Settlement Capacity Audit (SCA) to include an examination of all new residential zonings, zoning objective ZO 1 Sustainable Residential Neighbourhoods, ZO 2 New Residential Neighbourhoods, ZO 3 and update residential zonings and prioritise all serviceable lands;

- (iii) provide details of the quantum (ha), density and housing yield (units) of each new Residential Tier 1 or Tier 2 zonings; and
- (iv) following the outcome of the SCA, clarify that the NE 6 Ballyvolane and NE 8 Lauriston Hill/ Rathcooney lands, currently zoned ZO 3 Long Term Strategic Regeneration lands, will be released as part of the proposed Variation.

2. Delivering sustainable communities and compact growth

The Office strongly welcomes the inclusion of the Site-Specific Zoning Objectives to the proposed Variation as an approach to managing key site constraints and requirements in the interests of transparency and to ensure the variation is coherent and legible.

The Office strongly supports the vision and principle of new residential strategic expansions to north and west of Cork City, and welcomes the background information provided through this variation. Given the importance and scale of these areas, the Office considers however that these three main urban expansions would benefit from a more comprehensive spatial framework to ensure the delivery of high quality, sustainable residential communities, supported by the timely provision of infrastructure.

Firstly, the Office notes the proposed release of 93 hectares of Long Term Strategic Development Land rezoned to ZO 3 Long Term Strategic Regeneration at Ballyvolane East and West. While reference is made to the future production of a Framework Plan (section 10.30 and City Suburbs Objectives at 10.76 and 10.77), no site settlement/ infrastructure capacity analysis or spatial concept masterplan has been prepared or included as part of the variation.

The Office also notes that the variation proposes the release of two adjoining zonings at NE 4 Lotamore and NE 8 at Lauriston Hill, in addition to the substantial areas of undeveloped residential zoned lands to west and south of the proposed Ballyvolane lands. In this context, the Office is of the view there is a clear opportunity to take a broader and more coordinated approach, enabling the delivery of a cohesive, high quality and sustainable new community in the north-east of the Cork City.

The Office therefore considers this urban extension would benefit from early and detailed engagement with the relevant prescribed bodies to undertake an Infrastructure Capacity

Audit, that would inform a strategic planning framework, including a clear implementation strategy.

Similarly, while the Office fully welcomes the potential for residential lands to the south of Ballincollig, and the Office notes the Planning Authority is proposing a number of residential and retail zonings, including SW 9 Greenfields Road, SW 10 north of N22, SW 11 Local Centre, Maglin and SW 12 Maglin, it considers that the wider South Ballincollig area would benefit from the preparation of a similar strategic planning framework. This framework should incorporate the delivery of the South Ballincollig Sustainable Transport Corridor, alongside other key infrastructure requirements such as strategic open space and school provision, informed by an Infrastructure Capacity Audit. The Office notes also there are a number of issues relating to archaeology and built heritage raised by the Department of Housing, Local Government and Heritage, which can be addressed through this coordinated approach.

The Office acknowledges and supports the significant opportunity to provide of strategic reserve Transport Orientated Development (TOD) lands at Carrigrohane to integrate with the proposed Cork Luas route. However, the principle of proposing four piecemeal sites without the benefit of a more comprehensive approach of the wider context of Cork City and Ballincollig and consideration of strategic green infrastructure wedges may compromise the potential of the TOD lands and opportunity to create a successful sustainable community to the west of Cork City. Therefore, the Office recommends that the Planning Authority now engages in the preparation of a similar strategic planning framework which integrates the key infrastructure requirements including the Cork Luas route and strategic open space provision. The Office also notes reference to Carrigrohane Castle, a recorded monument within Site B and other Protected Structures and Monuments in the vicinity which need to be considered as part of this approach.

Furthermore, the Office notes the inclusion of three proposed new residential zonings, which were previously subject of a Ministerial Direction Order under section 31 of the Planning and Development Act 2000, namely NW 6 Ringwood, NE 1 Sallybrook, and NE 5 Upper Glanmire, which are located in more peripheral and car dependant locations. While the Office welcomes references to ensuring the delivery of high quality integrated network of pedestrian and cycling infrastructure that prioritises sustainable movement and permeability within the site and surrounding area at Site-Specific Objective 17 at NW 6

Ringwood, the Office recommends NE 1 Sallybrook, and NE 5 Upper Glanmire zonings. Furthermore, the Office recommends that the current objective at Site-Specific Objective 12, Upper Glanmire should be strengthened to demonstrate how the inclusion of these lands will support the needs of the local community.

While the Office welcomes the variation includes various updates relating to Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) (Compact Settlements Guidelines) and Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025), the Office notes that the Planning Authority provided a density table in the CE's Report stage outlining the updated planning density requirements for seven different category locations for Development Plan based on the Compact Settlements Guidelines. However, this has not been transferred to the main variation. The Office recommends in the interests of transparency that this table or a similar version of this table is included in the variation at chapter 3, 3.21 and also density ranges referred to in each of the relevant zoning Site-Specific Objectives at Objective 10.77 and 10.101 to ensure the correct density ranges is applied appropriately in the various locations.

Recommendation 2 - Delivering sustainable communities and compact growth

In order to deliver compact growth and support the co-ordinated and sustainable development of communities, and having considered the following:

- NPO 8 and 10 of the NPF and RPO 10 of the RSES to deliver compact growth;
- NPO 45 of the NPF to increase residential density in settlements;
- NPO 17 and 43 of the NPF for provide for balanced, proportionate and sustainable growth, regeneration and renewal, and the alignment of investment in infrastructure, employment and supporting amenities and services;
- the Climate Action and Low Carbon Development Act 2015, as amended, mandatory target to reduce greenhouse gas emissions by 51%, the Climate Action Plan 2025 and associated actions including the national Sustainable Mobility Policy (2022) targets to reduce vehicle kilometres travelled per year and the National Investment Framework for Transport in Ireland (2021);

- the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), (sections 4.2, 4.3); and
- the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025),

the Office recommends that the Planning Authority:

- (i) provide a new Site-Specific Objective for the South Ballincollig area at section 10.220 which includes the preparation of a strategic planning framework with integrated route alignment for the South Ballincollig Sustainable Transport Corridor of proposed residential zoning objectives SW 9 Greenfields Road, SW 10 Ballincollig (north M22), SW 11 Maglin, SW 12 Maglin, South Ballincollig;
- (ii) revise the City Suburbs Objective 10.77 Ballyvolane to include the preparation of a planning framework for NE 6 for Ballyvolane Lands, including lands at NE 4 Lotamore and NE 8 Lauriston Hill, setting out the wider context of these lands within the north west of Cork City, including the provision of open space and green infrastructure corridors to edge and internally, reflecting proposed public transport routes and active travel linkages and integration with existing walking and cycling networks, as well as provision of school site campus and social infrastructure;
- (iii) provide Delivery and Implementation Plans both for the lands at NE 6 Ballyvolane, NE 4 Lotamore and NE 8 Lauriston Hill and lands at South Ballincollig, including SW 9, SW 10, SW11 and SW12 with indicative timelines with a commitment to carry out a detailed engagement process with key prescribed bodies and stakeholders including the National Transport Authority, Transport Infrastructure Ireland, Office of Public Works, Uisce Éireann and the Department of Education to develop an Infrastructure Capacity Assessment;
- (iv) include a commitment for the preparation of a high-level strategic planning framework for Long term Strategic Development Lands at Carrigrohane which provides a more strategic and comprehensive approach including consideration of all lands surrounding the wider context of Sites A - D which and demonstrates how major Transport Oriented Development lands/public transport infrastructure and strategic open space provision will be integrated;

- (v) review proposed residential zoning NE 5 Upper Glanmire and Site-Specific Objective 12 and include new specific site objective which addresses the need to provide high quality integrated transport infrastructure and demonstrates community benefit;
- (vi) review proposed residential zoning NE 1 Sallybrook and include a new Site-Specific Objective which addresses the need to provide high quality integrated transport infrastructure; and
- (vii) provide a table indicating updated density range requirements for Cork City for City Central, City fringe, Inner Urban Suburbs, Outer suburbs and Hinterlands as required by Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).

3. Integration of transport and land use planning and strategic road network

The Office notes there are a number of new proposed zoning objectives which are located adjacent to major strategic national road infrastructure including the N40, N22 and N28 surrounding Cork City. As such, the Office recommends the Planning Authority take due account of the implications of providing development in close proximity to the strategic road network by providing appropriate Site-Specific Objectives at zoning objectives SE 5, SW 3 and SW 10 in order to protect the physical integrity and operation of the N40 and N22.

In certain circumstances, where the Office has concerns that the proposed zoning objectives have the potential to undermine the progression of major future road infrastructure projects such as the proposed Cork City Northern Transport Project (NW 3 Kerry Pike) and the N/M20 Cork to Limerick Project Scheme, (NW 6 Ringwood, Blarney), the Office recommends the Planning Authority reviews and where necessary omits two sites from the variation NW 3 Kerry Pike and NW 6 Ringwood, Blarney to ensure future route protection.

As a result of the proposed new zonings in the Moneygurney/Castletreasure/Mount Oval vicinity and their proximity to the M28 Cork to Ringaskiddy Motorway Scheme, the Office is concerned regarding the potential impact of additional traffic on the national road infrastructure and the need to support these additional zoning lands with active travel and public transport modal shift options. As such, the Office recommends that the Planning Authority prepare an overall traffic and transportation framework for the wider

Moneygurney/Castletreasure area to demonstrate how three proposed new zonings (SE 2, SE 4 and SE 6) integrate into the existing network and accessibility to active travel modes will be provided.

Finally, the Office notes the references have been made to the proposed major road and public transport projects surrounding Cork City in the variation, however, these have not been provided spatially as a composite map or series of maps in the variation. Moreover, these key infrastructure projects and the existing network has not been provided spatially relative to the existing and proposed new substantial residential zonings as part of this variation. Therefore, in the interests of transparency and coherence, the office recommends the Planning Authority provides a composite map or series of maps to provide this clarity.

Recommendation 3 - Integration of Transport and Land Use Planning

Having regard to the need to maintain the carrying capacity and safety of the strategic road network, and having considered the following;

- NPO 107 of the NPF, (alignment of the National Planning Framework First Revision (2025) and the National Development Plan) NSO 1 (Compact Growth) and NSO 2 (Enhanced Regional Accessibility) of the NPF;
- RPO 140 of the RSES (international connectivity);
- RPO 151 and 154 of the RSES (integration of land use and transport planning);
- RPO 166 of the RSES (strategic inter regional multi modal connectivity to Metropolitan Areas and Economic Corridors);
- Cork Metropolitan Area Spatial Plan (MASP) Policy Objective 9 (strategic road network improvements); and
- sections 2.9 of Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities (2012), in respect of the policy approach for access to national roads,

the Office recommends that the Planning Authority;

- (i) review and where necessary omit proposed zoning objectives (i) NW 3 Kerry Pike, (ii) NW 6 Ringwood where compatibility with the delivery and

implementation of the Cork City Northern Transport project and Cork N/M20 Cork to Limerick Project Scheme cannot be demonstrated;

- (ii) provide new Site-Specific Objectives for (i) SE 5 Jacobs Island, (ii) SW 3 Sandbrook, Wilton, to protect the physical integrity and operation of the N40 and the provision of noise, air, dust and light mitigation measures for the protection of residential amenity;
- (iii) include a Site-Specific Objective 7 for SW 10, Ballincollig (north of N22), to protect the physical integrity and operation of the N22 and the provision of noise, air, dust and light mitigation measures for the protection of residential amenity;
- (iv) include a Site-Specific Objective for (i) SE 6 Moneygurney, Douglas, (ii) SE 3 Castletreasure, Douglas (iii) SE 2 Moneygurney, Douglas, to prepare an overall traffic and transportation framework for existing and emerging residential areas of Moneygurney/Castletreasure/Mount Oval; and
- (v) provide a clearly legible composite map/series of maps that clearly identify the existing and proposed road infrastructure network, the proposed Cork Northern Multi Modal Distributor Road, South Ballincollig Sustainable Transport Corridor, and proposed Luas Cork line and associated stops, Busconnects and all the existing and proposed active travel and public transport networks relative to the existing and proposed residential land use zonings for Cork City.

The Planning Authority should engage with the National Transport Authority and Transport Infrastructure Ireland in relation to the above.

4. Flood risk management

The Office notes in regard to the proposed zoning NE 6 at Ballyvolane which is proposed to rezone from ZO 20 City Hinterland and Long Term Strategic Development Land to ZO 3 Long Term Strategic Regeneration, there is an area of Flood Zone A indicated as part of the Strategic Flood Risk Assessment (SFRA), and referenced at Future Growth, new section 10.301D as potential for high risk, however, there does not appear to be a watercourse at this location. The Planning Authority should review the EPA Mapping and only identify areas of flood risk based on the probability of river and coastal flooding only and not groundwater flooding which may be the case in this instance.

In regard to mid range future scenario mapping, the Office also notes two proposed zonings which include lands which could be at risk from climate change in future scenarios at SE 5 Jacob's Island, Mahon and SW 7 Lands adjacent to Ballincollig. The Office recommends the Planning Authority sets out how increases in flood risk due to climate change can be managed on these sites.

The Office notes there are a number of benefiting lands or Drainage District channels in the vicinity of seven proposed zonings in this variation, there is a need for the planning authority to be ensure access requirements are preserved for the maintenance of these channels. Furthermore, such lands are prone to flooding and as such site-specific flood risk assessments may be required in these areas at development management stage.

There are also a number of locations where new zonings are proposed within the variation which have unmapped watercourses adjacent or transversing through the lands. Stage 1 and 2 assessments are needed to investigate a potential source of flooding and consider if sufficient information is available to assess and classify the level of fluvial risk present. In the case where assessment indicates risk is present but insufficient information is available to establish flood zones, then a stage 3 detailed flood risk assessment may be required as stipulated where zoning of land is being considered within the development plan at Section 1.4, Technical Appendix A of the Flood Guidelines. Therefore, the Office recommends that the Planning Authority carries out risk assessments on six proposed new zonings and establish if stage 3 flood risk assessments are required to inform the land use zonings and if necessary rezone the land use zonings for appropriate uses in order to be consistent with the Flood Guidelines.

The Office further recommends the planning authority should take account of the opportunities for Nature-based solutions to reduce runoff and provide other benefits to water quality and biodiversity. The Flood Guidelines recommend that the SFRA provides guidance on the likely applicability of different Sustainable Urban Drainage Systems (SuDs) techniques for managing surface water run off at key development sites and also identifies where integrated and area based provision of SuDS and green infrastructure are appropriate.

Finally, the Office recommends that all matters raised above, specifically relating to each of the proposed zonings should be included as part of the proposed Site-Specific Policy Objectives at section 10.101 of this variation.

Recommendation 4 - Flood Risk Management

Having regard to flood risk management, and having considered:

- NPO 78 of the NPF (avoid inappropriate development in areas at risk of flooding that do not pass the Plan making Justification Test (Justification Test));
- RPO 116 of the RSES to consider future appropriate land-use policies in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines); and
- the Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines);

the Office recommends that the Planning Authority:

- (i) review flood risk at proposed zoning NE 6 Ballyvolane based on river and coastal flooding only and remove areas of risk which are based on groundwater flooding;
- (ii) review mid range future scenario mapping for proposed zonings SE 5 Jacob's Island, Mahon and SW 7 Ballincollig and set out how increases in flood risk due to climate change can be managed on the site;
- (iii) review and carry out site specific flood risk assessments where necessary on the following sites adjoining Drainage District channels; (i) SW 3 Sandbrook, Wilton, (ii) SW 8 Flynn's Road and Castle Road, Ballincollig, (iii) SW 9 Greenfields Road, Ballincollig, (iv) SW 10 north of N22, Ballincollig, (v) SW 11 Maglin, South Ballincollig (vi) SW 12 Maglin South Ballincollig, (vii) LTS D Scotch Lane, Carrigrohane;
- (iv) carry out risk assessments to determine if stage 3 flood risk assessments are required on the following proposed residential zonings;(i) SE 3 Castletreasure, Douglas, (ii) SE 6 Moneygurney, (iii) SW 1 Leghenaghmore (iv) SW 3 Sandbrook, Wilton, (v) NE 7 Cuil Chluthair, Glanmire, (vi) NW 6 Ringwood, Blarney along either side of unmapped watercourses and which have no flood risk extents illustrated on the flood zoning mapping. If required, the planning authority should

undertake stage 3 flood risk assessments and if necessary rezone lands for an appropriate use consistent with the Flood Guidelines;

(v) ensure the management of surface water run-off in the development of key sites is in accordance with Sustainable Urban Drainage Systems (SuDS) including nature- base solutions. These sites should be identified in the SFRA and necessary guidance provided on the applicability of different SuDs techniques.

(vi) points raised at (ii) to (v) should be included as Site-Specific Objectives to the relevant proposed zonings at section 10.10 as appropriate.

The Planning Authority should consult with OPW in addressing this recommendation.

Summary

The Office requests that your authority addresses the recommendations and outlined above. As you are aware, the report of the Chief Executive of your authority prepared for the elected members under section 58(11) of the Act must summarise these recommendations and how the Chief Executive proposes they should be dealt with.

Where a Planning Authority makes a variation, it is required to notify the Office **within one week** of the decision to adopt the Variation. Where an authority decides not to comply with the recommendations of the Office, then it shall inform the Office as soon as practicable and provide reasons for the decision not to so comply.

Your authority is also required to send the Office a copy of the Variation and any submissions made by the Minister, the relevant regional assembly and the National Transport Authority during the Variation preparation process.

Please be advised that planning authorities are also required to publish notice of the Variation within a week of the adoption, stating that a copy of the County Development Plan as varied will be available for inspection on a website and at a place specified in the notice no later than five weeks after the date of adoption.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

Is mise le meas,

—

A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive, slightly slanted style.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015