

Former Courthouse Building

Youghal, Co. Cork

17th May 2024



Cork County Council
Municipal District Operations & Rural Development

APPLICATION FOR PLANNING PERMISSION UNDER ARTICLE 179 OF THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED AND PART 8, OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001, AS AMENDED

Mark Collins
County Architect
Floor 9, County Hall
Carrigrohane Road
Cork

Sean O'Callaghan
Senior Executive Officer
Cork County Council
Municipal District Offices
East Cork & Cobh MDs
Floor 5, County Hall
Carrigrohane Road
Cork

TABLE OF CONTENTS

1 GENERAL.....3

 1.1 INTRODUCTION.....3

 1.2 MAIN BODY.....3

2 PLANNING & DEVELOPMENT REGULATIONS

 2.1 REQUIREMENTS OF THE PLANNING & DEVELOPMENT REGULATIONS.....6

3 APPENDICES

- **APPENDIX A:** Copy of Site Notice as required by section 81. (1).....7
- **APPENDIX B:** Copy of Press Notice as required by section 81. (1).....8
- **APPENDIX C:** Notice to statutory bodies as required by section 82. (1).....9
- **APPENDIX D:** Bodies to whom a Notice and copies of the proposal will be sent as Scheduled in Section 82. (3).....10
- **APPENDIX E:** Drawing Schedule.....11
- **APPENDIX F:** Part 8 Regulations.....12-28
- **APPENDIX G:** Architectural Design Report– Attached
- **APPENDIX H:** Engineers Report– Attached
- **APPENDIX J:** Flood Risk Assessment – Attached
- **APPENDIX K:** Archaeological Impact Assessment– Attached
- **APPENDIX L:** Conservation Report– Attached
- **APPENDIX M:** Appropriate Assessment (AA) Determination – Attached
- **APPENDIX N:** Environmental Impact Assessment (EIA) – Attached
- **APPENDIX O:** Bat Survey – Attached

1. GENERAL

1.1 INTRODUCTION

The former Courthouse building is located off Market Square in Youghal town center. The building is a detached three-bay two-storey structure, built c. 1845, with slightly advanced end bays. Hipped slate roof, cut sandstone walls with dressed limestone quoins.

The building retains much of its original form and structure, including timber sash windows with hand blown glass, but was refurbished internally c. 1965 and 1985. It retains internal features such as the original light surrounds and plaster ceiling with molded cornice to the double height courtroom, bar room fittings and cast-iron fireplaces. The structure is notable within the town for its large, detached form and exposed stonework, which adds variety of materials and texture and links it to nearby clock tower, tourist information office and Watergate. There is evidence of fine crafting in the windows and their surround, and the limestone dressings add variety to the façade and add rhythm and symmetrically, delineating bays. The building adds to its prominent site on Market Square and opposite the dock.

The building is in the full ownership of Cork County Council.

1.2 PROPOSED DEVELOPMENT

The proposed development consists of the complete refurbishment of the former courthouse, a protected structure (No.2214 on the RPS) & adjacent Soup Kitchen building, the construction of a new single storey extension linking the two buildings, and all associated alterations and site works to provide for accessible new civic, educational, office and cultural uses. Public realm works include the removal of 9no. parking spaces, traffic calming measures and all associated new hard and soft landscaping. The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument and is located within an Architectural Conservation Area (Youghal Conservation Area).

2.0 PLANNING AND DEVELOPMENT REGULATIONS

2.1 REQUIREMENTS OF THE PLANNING & DEVELOPMENT REGULATIONS

Part 8 of the Planning and Development Regulations (S.I. No. 600 of 2001) and articles 17 to 19 of the Planning and Development Regulations 2006 set out the requirements in respect of specified development by, on behalf of, or in partnership with local authorities.

The Part 8 Regulations are included as Appendix F.

3.0 APPENDICES

The attached appendices are as follows:

- APPENDIX A: Copy of Site Notice as required by section 81. (1)
- APPENDIX B: Copy of Press Notice as required by section 81. (1)
- APPENDIX C: Notice to statutory bodies as required by section 82. (1)
- APPENDIX D: Bodies to whom a Notice and copies of the proposal will be sent as Scheduled in Section 82. (3)
- APPENDIX E: Drawing Schedule
- APPENDIX F: Part 8 Regulations
- APPENDIX G: Architectural Design Report– Attached
- APPENDIX H: Engineers Report– Attached
- APPENDIX J: Flood Risk Assessment – Attached
- APPENDIX K: Archaeological Impact Assessment– Attached
- APPENDIX L: Conservation Report– Attached
- APPENDIX M: Appropriate Assessment (AA) Determination – Attached
- APPENDIX N: Environmental Impact Assessment (EIA) – Attached
- APPENDIX O: Bat Survey – Attached

APPENDIX A: SITE NOTICE REQUIRED BY ARTICLE 81
SITE NOTICE

CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended) –Part XI
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001 (as amended) that Cork County Council proposes to undertake the following development:

SCHEDULE

LOCATION	NATURE & EXTENT OF DEVELOPMENT	OFFICES AT WHICH PLANS AND PARTICULARS MAY BE INSPECTED
<p><i>The former Courthouse Building & Soup Kitchen, Market Square, Youghal, Co. Cork P36 V126</i></p>	<p>The proposed development consists of the complete refurbishment of the former courthouse, a protected structure (No.2214 on the RPS) & adjacent Soup Kitchen building, the construction of a new single storey extension linking the two buildings, and all associated alterations and site works to provide for accessible new civic, educational, office and cultural uses. Public realm works include the removal of 9no. parking spaces, traffic calming measures and all associated new hard and soft landscaping. The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument and is located within an Architectural Conservation Area (Youghal Conservation Area).</p>	<p>at: Planning Department Floor 1 County Hall, Carrigrohane Road Cork.</p>
		<p>at: East Cork Municipal District office, Mall House, The Mall, Youghal, Co. Cork. P36A660</p>
		<p>Online at: https://www.corkcoco.ie/en/planning/part-8-development-consultation</p>

1. By appointment with a member of the Council staff by calling the following number (024) 92926 or emailing eastcorkmd@CorkCoCo.ie
2. Online at the following address: <https://www.corkcoco.ie/en/planning/part-8-development-consultation>
3. On receipt of a written request, the Council will post or email a copy of the plans and particulars to a member of the public who wishes to make a submission within the statutory timeframe (indicated below).
4. The request should be headed: 'Part 8, Former Courthouse Youghal' and addressed to the Architects Department, Cork County Council, Floor 9, County Hall, Cork.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of **4 weeks** from **17/05/2024** during public opening hours at the offices listed above Monday - Friday 9.00am to 4.00pm.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made by using the online submission form on www.yourcouncil.ie or in writing, to: **Mark Collins, County Architect, Floor 9 County Hall, Carrigrohane Road, Cork** before 4.00pm on **28/06/2024**

As per Article 81 of the Planning and Development Regulations 2001 (as amended), an Environmental Impact Assessment (EIA) screening determination has been made and a determination has been made that an **EIA is not required**. In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice (date), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

**APPENDIX B: COPY OF NEWSPAPER ADVERT AS REQUIRED BY ARTICLE 81
NEWSPAPER NOTICE**

**CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended) –Part XI
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8**

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001 (as amended) that Cork County Council proposes to undertake the following development:

SCHEDULE

LOCATION	NATURE & EXTENT OF DEVELOPMENT	OFFICES AT WHICH PLANS AND PARTICULARS MAY BE INSPECTED
<i>The former Courthouse Building & Soup Kitchen, Market Square, Youghal, Co. Cork P36 V126</i>	The proposed development consists of the complete refurbishment of the former courthouse, a protected structure (No.2214 on the RPS) & adjacent Soup Kitchen building, the construction of a new single storey extension linking the two buildings, and all associated alterations and site works to provide for accessible new civic, educational, office and cultural uses. Public realm works include the removal of 9no. parking spaces, traffic calming measures and all associated new hard and soft landscaping. The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument and is located within an Architectural Conservation Area (Youghal Conservation Area).	at: Planning Department Floor 1 County Hall, Carrigrohane Road Cork.
		at: East Cork Municipal District office, Mall House, The Mall, Youghal, Co. Cork. P36A660
		Online at: https://www.corkcoco.ie/en/planning/part-8-development-consultation

1. By appointment with a member of the Council staff by calling the following number (024) 92926 or emailing eastcorkmd@CorkCoCo.ie
2. Online at the following address: <https://www.corkcoco.ie/en/planning/part-8-development-consultation>
3. On receipt of a written request, the Council will post or email a copy of the plans and particulars to a member of the public who wishes to make a submission within the statutory timeframe (indicated below).
4. The request should be headed: 'Part 8, Former Courthouse Youghal' and addressed to the Architects Department, Cork County Council, Floor 9, County Hall, Cork.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of **4 weeks** from **17/05/2024** during public opening hours at the offices listed above Monday - Friday 9.00am to 4.00pm.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made by using the online submission form on www.yourcouncil.ie or in writing, to: **Mark Collins, County Architect, Floor 9 County Hall, Carrigrohane Road, Cork** before 4.00pm on **28/06/2024**

As per Article 81 of the Planning and Development Regulations 2001 (as amended), an Environmental Impact Assessment (EIA) screening determination has been made and a determination has been made that an **EIA is not required**. In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice (date), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

APPENDIX C

NOTICE TO STATUTORY BODIES AS REQUIRED BY ARTICLE 82

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 82 of the Planning & Development Regulations, 2001 (as amended) that Cork County Council proposes to undertake the following development at the ***former Courthouse Building & Soup Kitchen, Market Square, Youghal, Co. Cork P36 V126***

The proposed development consists of the complete refurbishment of the former courthouse, a protected structure (No.2214 on the RPS) & adjacent Soup Kitchen building, the construction of a new single storey extension linking the two buildings, and all associated alterations and site works to provide for accessible new civic, educational, office and cultural uses. Public realm works include the removal of 9no. parking spaces, traffic calming measures and all associated new hard and soft landscaping. The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument and is located within an Architectural Conservation Area (Youghal Conservation Area).

Please find enclosed a copy of the Part 8 Planning application for the development at the ***Former Courthouse Building & Soup Kitchen, Market Square, Youghal, Co. Cork. P36 V126***. The location is shown in the drawings and a general description is included in the Report.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made by using the online submission form on www.yourcouncil.ie or in writing, to:

Mark Collins, County Architect, Floor 9 County Hall, Carrigrohane Road, Cork before 4.00pm on Friday 14.06.2024

APPENDIX D:

**BODIES TO WHOM A NOTICE AND COPIES OF THE PROPOSAL WILL BE SENT AS SCHEDULED
IN ARTICLE 82(3) S.I. No. 685 of 2006**

82. (3)

1. An Taisce (the National Trust for Ireland)
2. Minister for Department of Housing, Local Government and Heritage
3. An Chomhairle Ealaíon (Arts Council)
4. Fáilte Ireland (the National Tourism Development Authority)
5. The Heritage Council

Cork County Council Departments/Staff

6. CCC Divisional Manager (South)
7. CCC Director of Services (MD Ops & Rural Development)
8. CCC Senior Executive Officer (East)
9. East Cork - Municipal District Councillors
10. East Cork - Municipal District Officer
11. East Cork - Area Engineers Office
12. CCC Archaeologist
13. CCC Conservation Officer
14. Cork County Council Planning Dept.
15. Cork County Council Planning Dept. (Exec Planner Youghal)
16. Cork County Council Planning Dept. (Ecology)

APPENDIX E: SCHEDULE OF DRAWINGS

DRG. NO.	DRAWING TITLE	SCALE	SHEET	ISSUE
001	Site Location Map	1:1000	A1	P01
101	Existing Site Plan	1:200	A1	P01
110	Existing Floor Plans	1:100	A1	P01
120	Existing Elevations	1:100	A1	P01
201	Proposed Site Plan	1:200	A1	P01
210	Proposed Floor Plans	1:100	A1	P01
220	Proposed Elevations	1:100	A1	P01

APPENDIX F: PART 8 REGULATIONS**REQUIREMENTS IN RESPECT OF SPECIFIED DEVELOPMENT BY, ON BEHALF OF, OR IN PARTNERSHIP WITH LOCAL AUTHORITIES**

Note: Applicable sections are in '**Bold**' type

Type	Article	Description	Comment
Development which relates to establishment to which the Major Accident Regulations apply	79.	Any development of a type referred to in article 145 shall be subject to the requirements of Chapter 4 of Part 11 in addition to the requirements of this Part.	Not Applicable
Development prescribed for purposes of section 179 of Act.	80. (1)	Subject to sub-article (2) and sub-section (6) of section 179 of the Act, the following classes of development, hereafter in this Part referred to as "proposed development", are hereby prescribed for the purposes of section 179 of the Act —	
		(a) the construction or erection of a house,	Not Applicable
		(b) the construction of a new road or the widening or realignment of an existing road, where the length of the new road or of the widened or realigned portion of the existing road, as the case may be, would be— (i) in the case of a road in an urban area, 100 metres or more, or (ii) in the case of a road in any other area, 1 kilometre or more	Not Applicable
		(c) the construction of a bridge or tunnel	Not Applicable
		(d) the construction or erection of pumping stations, treatment works, holding tanks or outfall facilities for waste water or storm water	Not Applicable

	(e) the construction or erection of water intake or treatment works, over-ground aqueducts, or dams or other installations designed to hold water or to store it on a long-term basis	Not Applicable
	(f) drilling for water supplies	Not Applicable
	(g) the construction of a swimming pool	Not Applicable
	(h) the use of land, or the construction or erection of any installation or facility, for the disposal of waste, not being— (i) development which comprises or is for the purposes of an activity in relation to which a waste licence is required or (ii) development consisting of the provision of a bring facility which comprises not more than 5 receptacles	Not Applicable
	(i) the use of land as a burial ground	Not Applicable
	(j) the construction or erection of a fire station, a library or a public toilet, and	Not Applicable

Type	Article	Description	Comment
Development prescribed for purposes of section 179 of Act. Cont'd	80. (1) Cont'd	(k) any development other than those specified in Paragraphs (a) to (j), the estimated cost of which exceeds €126,000, not being development consisting of the laying underground of sewers, mains, pipes or other apparatus.	Applicable
	80. (2)	(a) Subject to paragraph (b), this Part shall not apply to proposed development that a local authority that is a planning authority proposes to carry out outside its functional area.	Not Applicable
		(b) This Part shall apply to development of a class specified in sub-article (1) (b) or (c) that a local authority that is a planning authority proposes to carry out outside its functional area.	Not Applicable
		(c) This Part shall also apply to development which is carried out within the functional area of a local authority that is a planning authority, on behalf of, or in partnership with the local authority, pursuant to a contract with the local authority.	Applicable
Notice of proposed development.	81. (1)	A local authority shall, in accordance with this article, —	
		(a) give notice of proposed development in an approved newspaper, and	Applicable
		(b) Erect or fix a site notice or site notices on the land on which the proposed development would be situated.	Applicable
	81. (2)	A notice referred to in sub-article (1) shall state that the local authority proposes to carry out development and—	
		(a) indicate the location, townland or postal address of the proposed development (as may be appropriate),	See APPENDIX A & B
		(b) indicate the nature and extent of the proposed development,	See APPENDIX A & B

		(c) where the proposed development consists of or comprises the carrying out of works – (i) which would materially affect the character of a protected structure or a proposed protected structure, (ii) to the exterior of a structure which is located within an architectural conservation area or a proposed variation of a development plan, and the development would materially affect the character of the area concerned, indicate this fact, and	Applicable Applicable
--	--	--	--

Type	Article	Description	Comment
Notice of proposed development. Cont'd	81. (2) Cont'd	(d) state that— (b) plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the local authority for a specified period (which shall be not less than 6 weeks beginning on the day of publication of the notice in a newspaper in accordance with sub-article (1)(a)), (ii) submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the local authority before a specified date (which shall be not less than 2 weeks after the end of the period for inspection of plans and particulars specified pursuant to subparagraph (i)).	Applicable Applicable
	81. (3)	A site notice erected or fixed in accordance with subarticle (1) (b) shall be—	Applicable

		(b) inscribed or printed in indelible ink and affixed on rigid, durable material and be secured against damage from bad weather and other causes, and	Applicable
		(b) subject to sub-article (4), securely erected or fixed in a conspicuous position on or near the main entrance to the land concerned from a public road, or where there is more than one entrance from public roads, on or near all such entrances, or on any other part of the land or structure adjoining a public road, so as to be easily visible and legible by persons using the public road, and shall not be obscured or concealed at any time.	Applicable
	81. (4)	Where the land concerned does not adjoin a public road, a site notice shall be erected or fixed in a conspicuous position on the land so as to be easily visible and legible by persons outside the land, and shall not be obscured or concealed at any time.	Not Applicable
	81. (5)	A site notice shall be erected or fixed on the land or structure concerned not later than the day of publication of notice of the proposed development in a newspaper in accordance with sub-article (1) (a), shall be maintained in position for a period of at least 4 weeks after publication of the said notice and shall be renewed or replaced if it is removed or becomes defaced or illegible within that period.	Applicable
Notice of proposed development to certain bodies.	82. (1)	A local authority shall send notice of proposed development to any relevant body or bodies specified in sub-article (3).	Applicable

Type	Article	Description	Comment
Notice of proposed development to certain bodies. Cont'd	82. (2)	(2) A notice in accordance with sub-article (1) shall—	
		(b) indicate the location, townland or postal address of the proposed development,	See APPENDIX C
		(b) indicate the nature and extent of the proposed development, and	See APPENDIX C
		(c) state that submissions or observations in respect of the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, may be made in writing to the local authority before a specified date (which shall be not less than 2 weeks after the end of the period for inspection of plans and particulars specified pursuant to article 81(2)(d)(i)),	See APPENDIX C
		And be accompanied by a copy of the plans and particulars of the proposed development specified in article 84.	Applicable
	82. (3)	A notice in accordance with sub-article (1) shall be sent—	
		(b) where it appears to the authority that the land or structure is situated in an area of special amenity, whether or not an order in respect of that area has been confirmed under section 203 (or deemed to be so confirmed under section 268(1)(c)) of the Act, or that the proposed development or retention of the structure might obstruct any view or prospect of special amenity value or special interest — to An Chomhairle Ealaíon, Fáilte Éireann, and An Taisce — the National Trust for Ireland,	Not Applicable
		(b) where it appears to the authority that the development might obstruct or detract from the value of any tourist amenity or tourist amenity works —to Fáilte Éireann	Not Applicable

		<p>(c) where it appears to the authority that the proposed development –</p> <p>(i) would involve the carrying out of works to a protected structure or proposed protected structure, or to the exterior of a structure which is located within an architectural conservation area.</p> <p>(ii) might detract from the appearance of a structure referred to in sub-paragraph (i)</p>	<p>Applicable</p> <p>Not Applicable</p>
--	--	--	--

Type	Article	Description	Comment
Notice of proposed development to certain bodies. Cont'd	82. (3) Cont'd	(iii) the development would involve the carrying out of works in, over, along or adjacent to the banks of such waters, or to any structure in, over or along the banks of such waters, which might materially affect the waters, —to the appropriate Regional Fisheries Board and, in any case where the waters concerned are listed in Part 1 of Annex 1 of the Schedule to the British-Irish Agreement Act, 1999 (No.1 of 1999), to Waterways Ireland,	Not Applicable
		(h) where it appears to the authority that the development might endanger or interfere with the safety of, or the safe and efficient navigation of, aircraft — to the Irish Aviation Authority,	Not Applicable
		(i) where it appears to the authority that the development might interfere with the operation and development of a licensed airport, whose annual traffic is not less than 1 million passenger movements — to the airport operator,	Not Applicable
		(j) where the development may have an impact on bus or rail-based transport – to Coras Iompair Eireann and the Railway Procurement Agency, as appropriate,	Not Applicable

		<p>(k) where it appears to the authority that—</p> <p>(i) the development consists of or comprises the formation, laying out or material widening of an access to a national road within the meaning of section 2 of the Roads Act, 1993 No. 14 of 1993), not being a national road within a built-up area within the meaning of section 45 of the Road Traffic Act, 1961, or</p> <p>(ii) the development might give rise to a significant increase in the volume of traffic using a national road, — to the National Roads Authority,</p>	<p>Not Applicable</p> <p>Not Applicable</p>
		<p>(l) where it appears to the authority that the development might significantly impact on surface transport in the greater Dublin Area, the Dublin Transportation Office (or any Body that replaces that office)</p>	<p>Not Applicable</p>
		<p>(m) where the development comprises or is for the purposes of an activity requiring an integrated pollution control licence or a waste licence— to the Environmental Protection Agency</p>	<p>Not Applicable</p>
		<p>(n) where it appears to the authority that the development might have significant effects in relation to nature conservation —to the Heritage Council, the Minister and An Taisce- the National Trust for Ireland,</p>	<p>Not Applicable</p>
		<p>(o) where the development is in a Gaeltacht area and it appears to the authority that it might materially affect the linguistic and cultural heritage of the Gaeltacht, including the promotion of Irish as the community language — to the Minister for Community, Rural and Gaeltacht Affairs and Údarás na Gaeltachta</p>	<p>Not Applicable</p>

Type	Article	Description	Comment
Notice of proposed development to certain bodies. Cont'd	82. (3) Cont'd	(p) where the development is in the vicinity of an explosives factory, storage magazine or local authority explosives store—to the Minister for Justice, Equality and Law Reform	Not Applicable
		(q) where it appears to the authority that the development might have significant effects on public health – to the health service executive	Not Applicable
		(r) where the application relates to extraction of minerals within the meaning of the minerals development acts, 1940 to 1995 – to the Minister for Communications, Marine and Natural Resources	Not Applicable
		(s) Where it appears to the authority that the development might impact on the foreshore—to the Minister for Communications, Marine and Natural Resources	Not Applicable
		(t) where the development might-	
	(i) give rise to a significant increase in the volume or type of traffic (including construction traffic) passing under a height restricted railway bridge, or using a railway level crossing, or a bridge over a railway,	Not Applicable	
	(ii) because of its proximity to a railway, impact on the structural integrity of railway infrastructure during construction of the development, or	Not Applicable	
	(iii) endanger or interfere with the safe operation of a railway, during or after construction,	Not Applicable	
	- to the railway operator, the railway safety commission, and, in the case of development which might impact on light railway or metro, the railway procurement agency,	Not Applicable	

		<p>(u) where the application relates to-</p> <p>(i) the extraction of minerals, other than minerals within the meaning of the minerals development acts 1940-1999, whether by surface or underground means,</p> <p>(ii) the development of, or extensions to, quarries, including sand or gravel pits, for the extraction of earth materials, or</p> <p>(iii) a development which, for other purposes, requires the excavation of earth materials greater than a total volume of 50,000m³ or the excavation of earth materials on a site area greater than 1 hectare</p> <p>- To the minister for Communications, Marine and Natural Resources.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
	82. (4)	A reference in sub-article (3) to Fáilte Éireann shall, in the case of proposed development which would be situated in the functional area of the Shannon Free Airport Development Company Ltd., be construed as a reference to that Company.	Not Applicable

Availability for inspection of documents, particulars and plans.	83. (1)	A local authority shall make available for inspection in accordance with article 81(2)(d)(i)—	
		(a) a document describing the nature and extent of the proposed development and the principal features thereof, including- (i) where the proposed development would consist of or comprise the provision of houses, the number of houses to be provided, (ii) where proposed development would relate to a protected structure or a proposed protected structure, an indication of that fact, (iii) where the proposed development would comprise or be for the purposes of an activity requiring an integrated pollution control licence or a waste licence, an indication of that fact	See Section 1 Not Applicable Applicable Not Applicable
		(b) a location map, drawn to a scale of not less than 1:1000 in built up areas and 1:1250 in all other areas (which shall be identified thereon) and marked or coloured so as to identify clearly the land on which it is proposed to carry out the proposed development	See APPENDIX E
		(c) except in the case of development of a class specified in article 80(1)(b) or (c),— (i) a site layout plan, drawn to a scale of not less than 1:500, showing the boundary of the site on which it is proposed to carry out the proposed development and the buildings or other structures, and roads or other features, in the vicinity of the site, and (ii) such other plans and drawings, drawn to a scale of not less than 1:100, as are necessary to describe the proposed development	80(1)(b)

Type	Article	Description	Comment
Availability for inspection of documents, particulars and plans. Cont'd	83. (1) Cont'd	(d) in the case of development of a class specified in article 80(1)(b), such plans and drawings drawn to a scale of not less than 1:2500, as are necessary to describe the proposed development	Not Applicable
		(e) In the case of development of a class specified in article 80(1) (c), such plans and drawings drawn to a scale of not less than 1:200, as are necessary to describe the proposed development.	Not Applicable
	83. (2)	A local authority shall make available for inspection or purchase on payment of a specified fee not exceeding the reasonable cost of making such a copy of any submissions or observations received by the authority in respect of a proposed development during office hours at the offices of the authority.	Applicable
Notice following period of consideration.	84. (1)	A local authority shall send notice in accordance with sub-article (2) to any Body to which notice of the proposed development was sent pursuant to article 82, and to any other persons or bodies who made submissions or observations in respect of the proposed development in accordance with this Part as soon as may be after, as appropriate,—	Applicable
		(a) the making of a resolution under section 179(4)(b) of the Act, or	Applicable
		(b) the expiry of a period of 6 weeks after the receipt of the Chief Executives report referred to in the said section 75 179(4).	Applicable
	84. (2)	A notice referred to in sub-article (1) shall indicate that, as the case may be, the local authority will carry out the proposed development, carry out the proposed development subject to variations or modifications, or not proceed with the proposed development.	Applicable

Transitional	85. (1)	This Part shall not apply to, or have effect in relation to, proposed development where a notice was published in relation to such development in accordance with article 131 of the Local Government (Planning and Development) Regulations, 1994 before the coming into operation of these Regulations.	Not Applicable
	85. (2)	The provisions of the Local Government (Planning and Development) Regulations, 1994 to 2001 shall, notwithstanding the repeal of those Regulations, continue in force and have effect in relation to proposed development referred to in sub-article (1).	Not Applicable

- **APPENDIX G:** Architectural Design Report
Attached

- **APPENDIX H:** Engineers Report
Attached

- **APPENDIX J:** Flood Risk Assessment
Attached

- **APPENDIX K:** Archaeological Impact Assessment
Attached

- **APPENDIX L:** Conservation Report
Attached

- **APPENDIX M:** Appropriate Assessment (AA) Determination
Attached

- **APPENDIX N:** Environmental Impact Assessment (EIA)
Attached

- **APPENDIX O:** Bat Survey
Attached