

JOBS & NOTICES

SERVICES

Regulation of Short Term Letting New Rent Pressure Zone Designations

As part of the measures to help address pressures in the private housing rental market, new planning legislative reforms to regulate the short term letting sector - as provided for in the Residential Tenancies (Amendment) Act 2019 and supplementary regulations made by the Minister for Housing, Planning and Local Government entitled the Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019 - came into effect on **1 July 2019**.

The reforms are primarily aimed at addressing the impact on the private rental market by the use of residential homes for short term tourism type letting in areas of high housing demand. Accordingly, the provisions **only** apply in areas designated as "rent pressure zones" under the Residential Tenancies Act 2004, as amended.

On 2 July 2019, the Minister for Housing, Planning and Local Government announced the designation of **19 new Rent Pressure Zones (RPZ)** across 11 counties with immediate effect. As a result of the new RPZ designations, persons engaged in homesharing and short term letting in these newly designated areas will be required to comply with the provisions of the new short term letting planning legislation. Short term letting in areas outside the designated rent pressure zones are not impacted in any way by the new arrangements.

Under the short term letting arrangements applicable in rent pressure zones:

- Short term letting is defined as the letting of a house or apartment, or part of a house or apartment, for any period not exceeding 14 days.
- Homesharing (the letting of a room or rooms in a person's principal private residence) continues to be permissible on an unrestricted basis and is exempted from the new planning requirements.
- Homesharers are allowed to sub-let their entire principal private residence (house or apartment) on a short term basis for a cumulative period of 90 days where they are temporarily absent from their home.
- Where the 90-day threshold is exceeded, change of use planning permission is required.

If you homeshare your principal private residence in a rent pressure zone and wish to avail of the planning exemptions, you need to register this with your local planning authority and fulfil specified reporting obligations.

However, where a person owns a property in a rent pressure zone which is **not** their principal private residence and intends to let it for short term letting purposes, s/he is required to apply for a change of use planning permission unless the property already has a specific planning permission to be used for tourism or short-term letting purposes.

In effect, persons engaged in short term letting in a designated rent pressure zone of

- (i) a non-principal private residence, or
- (ii) their entire principal private residence for more than 90 days in a calendar year while temporarily absent from the property,

must apply for change of use planning permission. All other persons engaged in short term letting in a rent pressure zone (homesharers) must register this with their local planning authority.

If you feel you may be impacted by the regulations in light of the new RPZ designations, you should contact your local planning authority for advice as soon as possible and take the necessary steps to regularise your position as required.

Further detailed information on the new requirements can be obtained by visiting the homepage of the Department of Housing, Planning and Local Government website (www.housing.gov.ie) under the heading "Short Term Lettings", or at the following link: <https://www.housing.gov.ie/planning/private-rented-housing/new-regulation-short-term-letting>



An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government

PUBLIC NOTICE

APPLICATION FOR A FORESHORE LICENCE

Notice is hereby given pursuant to Section 19 of the Foreshore Act, 1933 that Energia Renewables ROI Ltd., The Liberty Centre, Blanchardstown Retail Park, Dublin 15, D15 YT2H has applied to the Minister of Housing, Planning and Local Government for a licence under Section 3 of the said Act for the carrying out site investigation works to assess the suitability of areas off the coastline of County Waterford for the potential development of an offshore wind farm approximately 5km off Helvic Head, County Waterford.

A copy of the application, and the relevant maps, plans, and drawings, are available for inspection for the next 21 working days, free of charge, at Waterford Garda Station, Patrick Street, Waterford, Co. Waterford, X91 A076 and Dungarvan Garda Station, Youghal Road, Dungarvan, Co. Waterford, X35 PX81.

The documentation is available on the Department's website

<https://www.housing.gov.ie/planning/foreshore/applications/viridian-application-site-investigation-licence-windfarm-helvic>

Any person who wishes to make an objection to, or a representation in respect of the grant of the licence sought should do so in writing, giving reasons, within 21 working days of publication of this Notice (quoting ref. FS006982), to the Marine Environment and Foreshore Section, Department of Housing, Planning and Local Government, Newtown Road, Wexford, Co. Wexford or foreshore@housing.gov.ie. The closing date for submissions is close of business on August 6th 2019.

All objections and representations received will be forwarded to the applicant for comment prior to any decision being made in the matter. Material upon which the Minister shall determine this application may be published on the Department's website. In this regard the Department wishes to draw attention to its policy on defamatory material that may be contained in submissions it receives, which may be found at: <http://www.housing.gov.ie/planning/foreshore/public-participation-foreshore-consent-process>

Dated this 9th day of July 2019

Energia Renewables ROI Ltd.,
The Liberty Centre,
Blanchardstown Retail Park,
Dublin 15
D15 YT2H

FÓGRA POIBLÍ

IARRATAS AR CHEADÚNAS IMEALL TRÁ

Tugtar fógra de bhun Alt 19 den Acht Imeall Trá 1933 go bhfuil iarratas ar cheadúnas chun feamainn a bhaint le lámh, Cuan Mó, Maigh Eo, faoi Alt 3 den Acht faighte ag an Aire Tithíochta, Pleanála agus Rialtais Áitiúil ó Energia Renewables ROI Ltd., The Liberty Centre, Blanchardstown Retail Park, Dublin 15, D15 YT2H. Tá cóip den iarratas, agus na léarscáileanna ábhartha, na pleananna agus líneochtaí, ar fáil lena iniúchadh ar feadh 30 lá oibre, saor in aisce, ag Stáisiún na nGardaí Waterford, Patrick Street, Waterford, Co. Waterford, X91 A076 agus Stáisiún na nGardaí Dungarvan, Youghal Road, Dungarvan, Co. Waterford, X35 PX81.

Tá na bileogaí ar fáil ar shuíomh Idirlín na Roinne:

<https://www.housing.gov.ie/planning/foreshore/applications/viridian-application-site-investigation-licence-windfarm-helvic>

Mas mian le éinne tuairim a chur in iúl maidir leis an iarratas, ba chóir é seo a dhéanamh i scríbhinn, le cúiseanna san áireamh, laistigh de 21 lá oibre tar éis foilsithe an Fhógra (luaigh tagart: FS 006982), chuig an Aonad Imeall Trá agus Pleanáil Mara, An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil, Bóthar an Bhaile Nua, Loch Garman, nó foreshore@housing.gov.ie. Is é an dáta deiridh chun tuairim a chur in iúl ná am dúnta na hoifige ar 6 Lúnasa 2019

Seolfar gach aighniú ar aghaidh chuig an iarratasóir chun trachtail, sula dhéanfaí aon chinneadh ar an iarratas. Is féidir leis an Roinn gach aighneacht nó aon ábhar eile a bhaineann leis an iarratas a fhoilsiú ar shuíomh Idirlín na Roinne. Maidir le seo ba mhaith leis an Roinn aird a tharraingt ar a bpoiláir ar ábhar clúmhilleach a bheith i aighneachtaí a fhaigheann sí, atá le fáil ar:

<http://www.housing.gov.ie/planning/foreshore/public-participation-foreshore-consent-process>

Arna dhátú an 9 Iúil 2019

Energia Renewables ROI Ltd.,
The Liberty Centre,
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