



An
Bord
Pleanála

Case Reference:
ABP-308980-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 189 no. residential units (124 no. houses, 65 no. apartments) creche and associated site works.

Coolflugh, Cloghroe, Tower, Cork.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Residential Density

Further consideration / justification of the documents as they relate to the proposed quantum of development and residential density, with regard to:

- The location of the site within the boundary of Cork City;
- The Blarney Macroom Municipal District Local Area Plan 2017 and the Cork County Development Plan 2014-2020;

- National planning policy including the National Planning Framework;
- The Regional Spatial and Economic Strategy (RSES) for the Southern Region;
- Relevant S28 guidelines including the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’), the ‘Design Standards for New Apartments – Guidelines for Planning Authorities’ (2018) and the ‘Urban Development and Building Heights – Guidelines for Planning Authorities’ (2018).
- The location / accessibility of the site relative to existing / proposed public transport services, district centres, retail facilities, local amenities and employment centres, including any relevant objectives in the Cork Metropolitan Area Transport Strategy (CMATS).

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

2. Surface Water Drainage and Flood Risk

Further consideration / justification of the documents as they relate to the issue of surface water drainage and flood risk, with regard to:

- A Site Specific Flood Risk Assessment in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, to include hydraulic modelling of the watercourse at the development site and to address in particular any potential downstream impacts on the Owennagearagh River to the south of the site and at the R617/R579 junction.
- Detailed treatment of the watercourse on the western side of the site, including the riparian zone, such that there is no increase in flood risk, with regard to relevant guidance provided in the Inland Fisheries Ireland document ‘Planning for Watercourses in the Urban Environment’.

- Detailed surface water drainage proposals for the development, to include SUDS measures where possible, and attenuation proposals with full details of proposed outfall rates, to be integrated where possible with the proposed roads design and landscaping scheme.
- Landscaping scheme to provide details of the treatment of the riparian zone and wetland areas within the site, along with biodiversity corridors.
- Detailed site layout of the development, to indicate any flood zones present at the development site based on the modelling in the SSFRA.
- The applicant is advised to consult further with Cork City Council Drainage Section in relation to these matters in advance of lodging an application.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

3. Interaction with R617, Pedestrian and Cycle Connectivity

Further consideration/justification of the documents as they relate to the road frontage to the R617 and to pedestrian and cycle connectivity to the wider area. The applicant is advised to address the following matters in particular:

- The provision of a detailed roads layout for the site frontage to the R617, as per the comments of Cork City Council Transport Mobility Section and Cork City Council Urban Roads and Street Design, to include an appropriate, suitable pedestrian crossing of the R617 to the satisfaction of the planning authority;
- Traffic calming measures to the R617;
- Relocation of the existing bus stop at the development site and associated pedestrian infrastructure;
- Cycle routes along the R617 in accordance with the guidance provided in the National Cycle Manual;

- All works to the R617 that are to be delivered by the prospective applicant should be included in the red line site boundary and the applicant should provide clarity as to the proposed timeframe for their delivery;
- The applicant shall demonstrate sufficient legal interest to carry out the proposed works at the R617;

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Statement of Material Contravention (if applicable) with regard to the matters of housing quantum and residential density.
2. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities.
3. Building Lifecycle Report.
4. A site layout plan showing which, if any, areas are to be taken in charge by Cork City Council.
5. Comprehensive landscaping scheme for the entire site, to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site and (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.
6. Landscape and Visual Impact Assessment with photomontages and CGIs of the proposed development, to include, inter alia, consideration of visual impacts on

adjacent residential areas and on any sensitive or designated views / prospects in the vicinity, with regard to relevant development plan landscape designations.

7. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures.
8. Traffic and Transport Impact Analysis, to consider cumulative impacts of permitted development in the area.
9. Rationale for the proposed car parking provision with regard to Cork County Development Plan 2014 car parking standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include a car parking management strategy, details of the allocation of car parking spaces to the proposed land uses and parking provision for the creche.
10. Retail Impact Analysis.
11. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
12. Part V proposals.
13. Ecological Impact Statement to include details of flora, fauna and habitats present at the site; consideration of impacts on the riparian zone of the watercourse on the western side of the site; impacts on existing wetlands at the site; the retention and management of hedgerow boundaries at the site; impact on bats including the presence of any potential bat roosts at the site.
14. AA screening report or NIS.
15. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Cork City Council Childcare Committee

Rachel Kenny

Director of Planning

March, 2020