



An  
Bord  
Pleanála

**Case Reference:  
ABP-306133-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 121 no. apartments with a creche and all associated site works. Old Fort Road, Ballincollig, 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 constitute a reasonable basis for an application for strategic housing 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. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the development provides the optimal urban design and architectural approach for the site. The application should be accompanied by a detailed architectural design report setting out the full rationale for the adopted design to demonstrate that the development provides for a suitable urban frontage and interface with

the Old Fort Road; creates an attractive, usable and functional public realm; is the optimal height and massing; protects residential amenity and provides for suitable connections and permeability.

2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.
3. Landscaping proposals including and overall landscape masterplan for the development site including detail of tree planting, quantity, type and location of all proposed hard and soft landscaping including details of play equipment, public lighting, pedestrian entrances and boundary treatments. Detail to be provided in particular regarding boundary treatments and works to the public realm along the Old Ford Road and treatment and potential greening of retaining walls in the scheme.
4. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
5. A report that addresses residential amenity, specifically how the development will limit the potential for overlooking and overshadowing within the proposed development and should incorporate a comprehensive daylight and sunlight analysis addressing proposed units and open spaces. Additional cross sections and contextual elevations should be provided to demonstrate the relationship and impact of the development on the Waltham Abbey Estate.
6. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.

7. Full Traffic Impact Assessment Quality Audit, Road Safety Audit and Outline Mobility Management Plan and Outline Construction Management Plan.

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:

1. **Irish Water**
2. **Cork City Council Childcare Committee**

**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.

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Rachel Kenny  
Director of Planning  
February, 2020