



An
Bord
Pleanála

Record of Meeting ABP-306133-19

Description	121 no. apartments with a crèche and all associated site works. Old Fort Road, Ballincollig, Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	23 rd January, 2020	Start Time	11:30am
Location	Offices of Cork City Council	End Time	12:45pm
Chairperson	Rachel Kenny	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Erika Casey, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Michael Kelleher, O'Flynn Construction
Tom O'Driscoll, O'Flynn Construction
Peter Heffernan, Wilsons Architects
Rob Nagle, Wilsons Architects
David Bosonnet, Brady Shipman Martin
Niall Harte, Arup
Terry O'Neill, JODA
Bill Corbet, JODA
Tom Halley, McCutcheon Halley
Cora Savage, McCutcheon Halley
Daniel Molzberger, McCutcheon Halley

Representing Planning Authority

Evelyn Mitchell, Planner
Yvonne Hogan, Planner
John A. Murphy, Admin

Liam Buckley, Area Engineer
Simon Lyons, Drainage
Kevin McGill, Environment
Liam Casey, Parks
Valerie Fenton, Roads
Cathy Beecher, Transportation

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 17th January, 2020, providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application,
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 12th December 2019, formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Development strategy having particular regard to the overall architectural approach, public realm, finishes and materials and impact to residential amenities particularly in relation to sunlight and daylight.**
- 2. Traffic and transportation.**
- 3. Other matters.**

1. Development strategy having particular regard to the overall architectural approach, public realm, finishes and materials and impact to residential amenities particularly in relation to sunlight and daylight.

ABP sought further elaboration/discussion on:

- Evolution of the final urban design and architectural approach.
- Interface of the scheme to the Old Fort Road.
- Concern regarding the setback distance of the buildings to the road, exploration of other options?
- Opportunity to include community facilities/ gym at ground level.
- Rationale behind the height strategy.
- Clarity in relation to the retaining walls, particularly to the back of the development.
- Permeability to the west of the site, is this area taken in charge?
- Pedestrian and cycle accessibility to the site and town centre.
- Does the proposed scheme include render finish?

PA Comments:

- A stronger edge is desirable for the development, compromise of having a street edge if there is high quality landscaping.
- Is there potential for increased access to the site and permeability to the north to the regional park?

Prospective Applicants response:

- Site was originally a vacant site.
- There are natural constraints that helped to form the proposed design response, particularly the topography of the site.
- Idea is that the site is street friendly avoiding hard edges and overshadowing.
- Smaller 2 storey blocks were introduced as an element to create a more appropriate frontage.
- The variation of heights was chosen to best access views of the surrounding area and hills.
- The space to the front along Old Fort Road will include high quality landscaping.
- Possibility of retail units and a gym explored.
- The gym will be available for public access.
- Satisfied with the height of the 2 storey blocks and relationship to adjacent blocks.
- Large trees add value to the setting of the site.
- The area to the west of the site has been taken in charge. Scope for future development and connections to the north will be investigated.
- The materials proposed are predominantly coloured render and mixed brick.

Further ABP Comments:

- Photomontages and more detailed shadow analysis to be submitted at application stage.
- An assessment should be carried out of the impact of the 2 storey blocks and their relationship with the adjacent blocks particularly in terms of aspect and potential impacts on sunlight and daylight.
- Further details to be included at application stage in relation to the retaining walls on site and treatment and landscaping of same.

- Ensure when submitting an application to show more evidence supporting the design of the development and that the approach taken is the optimal solution for the site in terms of height and streetscape.

2. Traffic and transportation

ABP sought further elaboration/discussion on:

- Location of proposed pedestrian crossing and set down area for the crèche.
- Technical traffic matters raised by Cork City Council.

PA Comments:

- A number of meetings have taken place with the applicant regarding a raised table crossing to be included at Old Fort Road, this is not apparent in the drawings submitted at this stage.
- Details of the materials to be used for the crossings needs to be provided.
- Set down area for crèche now at the front of the site, when previously proposed it would be at the rear of the site.
- The set down area seems to reduce the quality of the frontage created, and concerns regarding the layout.
- Cyclist access to the development needs clarity.
- Design of the junction needs further detail.

Prospective Applicants response:

- The whole junction will be raised, a dedicated drawing will be submitted at application stage to demonstrate this.
- Came to the conclusion it is more feasible to place the crèche at the front of the site rather than down the sloped area and to the rear of the site.
- The buffer zone can be increased at the front of the site, the cycle lane can be reduced and softened.
- The set-down area will not be strictly for the crèche, it will be only be 2-3 spaces long and will not disrupt the frontage of the site.
- The crèche will accommodate c. 20 spaces.
- Road safety audits will be carried out and submitted at application stage.
- We will engage in discussions with the Planning Authority again.

Further planning authority comments:

- Happy to discuss further details with the applicant regarding the proposed crossings and crèche set down.

Further ABP Comments

- Details of the pedestrian crossing/crèche can be discussed with the Planning Authority before the application is submitted and ensure all technical issues are resolved.

3. Any other matters

ABP sought further elaboration/discussion on:

- Noise impact of the water treatment plant located at the back of the site.
- Issues from the drainage department.

PA comments:

- Details should be submitted at application stage of the results of the noise impact report.

Prospective Applicant's response:

- A noise survey has been conducted, it found there is no noise impact on the development from the water treatment plant.
- We will contact the drainage department and address any issues.

Conclusions:

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny,
Director of Planning
February, 2020