



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300025-17

Proposed Development: 159 no. dwelling units (156 no. houses, 3 no. apartments), crèche, doctor's surgery, play area and all associated infrastructure and services and associated ancillary works.

Johnstown/Killahora, Glounthaune, Co. 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. Density

Further consideration/justification of the density in the proposed development, having regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as they refer to small towns and villages. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density, layout and open space of the proposed development.

2. Connectivity

Further consideration of the documents as they relate to pedestrian and cycle facilities connecting the proposed development with Glounthane village and Glounthane Train Station. In this regard, the delivery of the pedestrian and cycle facilities relative to the delivery of the proposed dwelling units on the site, should be addressed in detail. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. A detailed phasing plan for the delivery of the proposed development should be provided.
2. Details relating to boundary treatment should include cross-sections of all boundaries.
3. A detailed construction management plan for the site with particular regard to surface water discharge.
4. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

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:

- The Minister for Culture, Heritage and the Gaeltacht (for archaeological heritage protection, architectural heritage protection and nature conservation)
- The Heritage Council
- An Taisce
- Inland Fisheries Ireland
- Irish Water
- Transport Infrastructure Ireland
- Coras Iompair Éireann

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 An Bord Pleanála, 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.

Tom Rabbette
Assistant Director of Planning
December, 2017