



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300549-17

Proposed Development: 135 no. houses, crèche and associated ancillary development works. Hazel Brooke, Spa Glen, Mallow, 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 constitute a reasonable basis for an application for strategic housing development.

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 statement of consistency and design/planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with relevant guidelines issued by the Minister under section 28 of the Act of 2000 as amended, in particular in respect of the proposed density, layout and mix of units.
2. Flood Risk Assessment – Additional documentation relating to the flood risk assessment that demonstrates the development proposed will not increase

flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' Guidelines for Planning Authorities (including the associated 'Technical Appendices').

3. Additional documentation regarding the full extent of works to be carried out by the prospective applicant with regard to the upgrade of roads and footpaths as outlined in the information submitted. All proposed works by the prospective applicant should be included in the red line boundary. Where lands are outside the ownership of the prospective applicant relevant consents to carry out works should be submitted. Full costings including the methodology for calculating the costs pertaining to the proposed road/footpath upgrades which are not located within the housing scheme itself should be provided with the application. Acquisition costs of lands to carry out such works, if considered appropriate, should also be indicated.
4. Proposal outlining compliance with Part V of the Planning & Development Act 2000 (as amended). With regard to the documentation relating to obligations under Part V the applicant should have regard to the requirements of the Housing Section of Cork County Council.
5. Full and complete drawings, including levels and cross sections showing how the development will interface with adjoining lands including the N72 at the southern boundary.
6. A contextual layout plan which indicates the layout of adjoining developments existing and proposed where possible.
7. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping.
8. A construction and demolition waste management plan should be provided.
9. A site layout plan, which clearly indicates 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:

1. Irish Water
2. Inland Fisheries Ireland
3. Local Childcare Committee

Rachel Kenny
Director of Planning
February, 2018