



An  
Bord  
Pleanála

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

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-301758-18**

**Proposed Development: 157 no. residential units, access from the existing Maple Woods entrance off the R630, provision of pedestrian and cycle way improvements on the R630 from the entrance to the existing Maple Woods estate to the Ballinaurra junction to the north and associated site works.**

**Maple Woods, Ballynacorra, Midleton, 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. Infrastructural Constraints

Further consideration/clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints, whether such constraints require statutory consent and/or may be subject to a compulsory purchase process and if such consent has been received or CPO completed, who is going

to undertake the works required and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).

2. Density

Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as they refer to out of centre sites and to net density at Appendix A. Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to existing rail connections and to established social and community services in the area. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

3. Design and Layout

Further consideration of documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and the Design Manual for Urban Roads and Streets. In addition to density which is addressed above, the configuration of the layout particularly as it relates to the creation of high quality open spaces with maximum surveillance and amenity should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Childcare Facilities

Further consideration of documents as they relate to the childcare facilities assessment. The justification should have regard to the existing development at Maple Woods as well as the proposed development. 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 report outlining the proposed connectivity works to the public road and a detailed design of same, the report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development.
2. A report that specifically addresses the proposed materials and finishes to the scheme and the requirement to provide high quality and sustainable finishes and details.
3. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
4. A report that addresses issues of residential amenity (both existing residents of adjoining properties and future occupants), specifically how the proposed apartment building will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units.
5. A layout plan that details the location and appropriate quantity of bicycle parking spaces.
6. A plan of the proposed open spaces within the site clearly delineating public, semi-private and private spaces.

A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority and which should include lands up to the boundary with adjoining holdings.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water
7. Cork County Childcare Committee

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