

An
Bord
Pleanála

Case Reference:

ABP-302436-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-302436-18

Proposed Development: 308 residential units (236 no. houses, 72 no. apartments/duplexes), the demolition of out buildings and rear annex's associated with Lakeview House (a Protected Structure), change of use and extension of Lakeview House to provide a creche and all associated ancillary development works. Lakeview, Castleredmond, 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.

Infrastructural Constraints

1. 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).

Access

2. Further consideration/clarification of the documents as they relate to the provision of access to the development. The documentation submitted at application stage should demonstrate that adequate access would be provided to the proposed development without unduly affecting the operation of the road network in the vicinity of the site or proposals for its improvement. It should also demonstrate that adequate provision would be made for pedestrian and cycle movement within the development and between it and the rest of the town including that on the northern side of the N25.

Architectural Heritage

3. Further consideration/clarification of the documents as they relate to the proposed works at the protected structure of Lakeview House and its curtilage. The documentation submitted at application stage should clearly indicate the extent to which the historic fabric of the house and its curtilage (including its garden and boundaries) would be retained, altered or removed, and illustrate how the proposed development would affect the protected structure and its setting.

Density

4. 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.

Design and Layout

5. Further consideration of documents as they relate to the layout of the proposed development, the design of the proposed buildings, the treatment of surfaces and boundaries and the landscaping of the site. The documentation submitted at application stage should refer 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. It should also demonstrate that the proposed development would be compatible with the development of adjoining zoned land and the provision of access thereto.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

- An Architectural Heritage Impact Assessment Report.
- A Site Specific Flood Risk Assessment Report.
- A Transport Impact Assessment Report which shall include the result of traffic modelling of the likely impact of the proposed development on traffic movement and upon proposed works to improve the public road network including those to provide cycle and pedestrian links on the R630 and to alleviate congestion at the Lakeview Roundabout. It should also demonstrate compliance with the applicable standards and policies set out in DMURS, including those for road widths, block sizes and connectivity to adjoining the built up area of the town and adjoining lands that may be suitable for future development.

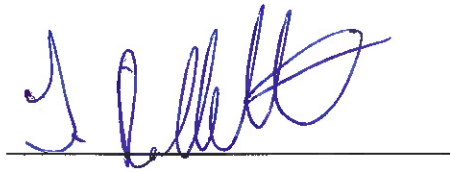
- The conclusions of any discussions between the planning authority and the prospective applicant regarding the attachment of a condition requiring the payment of special contributions on any grant of permission that might be issued on foot of the application.
- A report identifying demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
- A Building Lifecycle Report, as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018)
- A Childcare Demand Report outlining anticipated demand likely to be generated by the proposal and the capacity of existing childcare facilities in the vicinity to cater for such demand.
- The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018

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. Irish Water
4. Minister for Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Taisce — the National Trust for Ireland
7. Cork County 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.



Tom Rabbette

Assistant Director of Planning

26th October 2018

