



An  
Bord  
Pleanála

**Case Reference:  
ABP-302962-18**

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

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 207 no. residential units, creche and associated site works.**

**Ballincollig, 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. Infrastructure and Connectivity**

Further consideration of the documents as they relate to the phased development programme for Ballincollig South Urban Expansion Area, as set out in Tables 3.1 and 3.2 of the Ballincollig Carrigaline Municipal District LAP. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

## **2. Design and Layout of Development**

Further consideration of the documents as they relate to the design and layout of the proposed development with regard to national and local planning policy, in particular the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the updated 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities', the draft 'Urban Developments and Building Heights Guidelines for Planning Authorities', the National Planning Framework and the relevant provisions of the Cork County Development Plan 2014-2020. The prospective applicant should satisfy themselves that the proposed building heights provide the optimal urban design and architectural solution for this site and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:

1. Provision of a satisfactory interaction between the crèche, the public realm and residential units at the vehicular access from Maglin Road;
2. The quantum of open space proposed, the surveillance of the open space, the usability of the active open space and proposals for passive open space in the context of landscaping proposals, to include consideration of the provision of open space and recreation land uses at the southern end of the site as per LAP objective BG-O-06;
3. Potential impacts on the setting of Ballincollig Castle and views towards same from within and outside the development;
4. The provision of a 20m buffer zone around the archaeological feature identified in the southern part of the site;
5. The presence of LAP objective IN-01 identified flood risk areas at the southern end of the site;
6. Potential impacts on the residential and visual amenities of the Maglin Estate to the north of the development site and the provision of connectivity to same;

7. The relationship with the Neighbourhood Centre LAP objective BG-T-01 zoned lands and objective BG-E-01 'development of a high quality business park' lands adjacent to the site.

The proposed development shall have regard to the site's context and locational attributes including the adjacent protected structure. In this regard an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that may be considered to materially contravene the said plan, if applicable, is required. The further consideration of these issues may require an amendment to the documents and/or design rationale 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. Statement of Housing Mix in accordance with objective HOU 3-3: Housing Mix of the Cork County Development Plan 2014, to indicate that the development provides a mix of house types and sizes in accordance with the likely future population of the County as set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas
2. Archaeological Impact Assessment which responds to the comments outlined in the report received by the Board from the National Monuments Service which is attached.
3. Heritage Assessment to consider impacts on Ballincollig Castle protected structure.
4. Landscape and Visual Impact Assessment with photomontages and 3D modelling, to include consideration of impacts on the protected structure Ballincollig Castle.

5. Landscaping proposals to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces at the creche and adjacent residential units, also consideration of the Cork County Council Recreation and Amenity Policy.
6. A site specific flood risk assessment and details of proposals for the drainage of the site and the attenuation of surface water runoff, as well as details demonstrating the capacity of the receiving waters for stormwater effluent and of the wastewater treatment plant to cater for foul effluent from the proposed development.
7. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018). The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
8. Traffic and Transport Impact Analysis.
9. Rationale for the proposed car parking provision with regard to Cork County Development Plan car parking standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include a car parking management strategy for the apartments.
10. Stage I Road Safety Audit
11. Ecological Impact Statement to consider the retention and management of hedgerow boundaries at the site.
12. AA screening report.

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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. An Chomhairle Ealaíon
5. Fáilte Ireland
6. Irish Water
7. Transport Infrastructure Ireland
8. National Transport Authority
9. 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.

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Rachel Kenny  
Director of Planning/Assistant Director of Planning  
,2019