



An
Bord
Pleanála

**Case Reference:
ABP-303024-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing garage and boundary wall, construction of 108 no. residential units, crèche and associated site works. Monacnapa, Blarney, 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. Residential Density and Housing Mix

Further consideration / justification of the documents as they relate to the proposed housing mix, quantum of development and residential density, with regard to local and national planning policy, in particular the Blarney Macroom Municipal District Local Area Plan 2017; the Cork County Development Plan 2014-2020; the 'Guidelines for Planning Authorities on Sustainable Residential Development in

Urban Areas' (including the associated 'Urban Design Manual'); the 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018). It may be considered reasonable to exclude the northern portion of the site in the density calculations. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

2. Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development. The proposed development shall have regard to the site's context and locational attributes including its elevated position overlooking Blarney Castle. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are 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. Elevational treatments and proposed materials with regard to potential visual impacts.
2. The need to create a more village / urban sense of place and to create more clearly defined, usable public open spaces, along with comprehensive landscaping proposals.
3. Pedestrian connectivity / desire lines through the proposed development.
4. Potential impacts on the residential amenities of adjacent properties, especially at the north eastern corner of the site where adequate separation distances should be achieved to the rear of houses in Sunberry Drive.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

3. Vehicular, Pedestrian and Cycle Connectivity

Further consideration/justification of the documents as they relate to vehicular, pedestrian and cycle connectivity between the development site and the R617. The prospective applicant should clarify who is carrying out the proposed works at the access road between the site and the R617 and at the junction of same with the R617. If the prospective applicant is carrying out the works then the following issues should be addressed:

1. All works to be delivered by the prospective applicant should be included in the red line site boundary;
2. The applicant shall demonstrate sufficient legal interest to carry out the proposed works between the development site and the R617 and at the junction of the access road and the R617;
3. The applicant shall clearly indicate that all required works can be carried out in the area under their control.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Note:

The applicant is advised that the subject site is an area that will be located within the boundary of Cork City from 2019. The applicant may wish to consider further pre-planning discussions with Cork City Council under section 247 of the Planning and Development Act 2000 (as amended).

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. Comprehensive landscaping scheme for the entire site, including consideration of lands to the north of the proposed development towards Knockacorballly Hill, to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site and (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.
2. Photomontages, visual impact analysis and landscaping proposals to indicate potential visual impacts from the Blarney Castle Estate to the south, to include views from the wider area and potential impacts on the visual and residential amenities of adjacent residential properties.
3. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures.
4. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
5. Rationale for the proposed car parking provision with regard to Cork County Development Plan 2014 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) in relation to infill sites

in urban areas, to include a car parking management strategy, details of the allocation of car parking spaces to the proposed land uses and parking provision for the crèche.

6. 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 likely future population of the County as set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.
7. Traffic and Transport Impact Analysis, to consider cumulative impacts of permitted development in the area.
8. Archaeological Impact Assessment.
9. 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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Culture, Heritage and the Gaeltacht
5. An Taisce-the National Trust for Ireland
6. The Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Cork County Council 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

January, 2019