



An
Bord
Pleanála

Case Reference:

ABP 303299-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 162 no. residential units (74 no. houses and 88 no. apartments), creche, and all associated works.

Banduff Road, Banduff, 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.

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 Cobh Municipal District Local Area Plan 2017; the Cork County Development Plan 2014-2020; the Cork City Development Plan 2015-2021; 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 area of the site south of the Glen River 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.

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 North Ring Road R365, the Banduff Road and adjoining residential areas, in the context of the Cobh Municipal District Local Area Plan 2017; the Cork County Development Plan 2014-2020; the Cork City Development Plan 2015-2021 and the upcoming Cork Metropolitan Area Transport Strategy (CMATS). The prospective applicant should address the following issues:

1. Achievement of LAP site specific roads objective NE-U-06;
2. Strategic role of the road connection in the context of LAP policy and CMATS;
3. The provision of adequate space within the development site to achieve a satisfactory vehicular, pedestrian and cycle connection between the Banduff Road and the North Ring Road;
4. Layout and capacity of proposed junctions with Banduff Road and North Ring Road;
5. Provision of pedestrian and cycle connections between the Banduff Road and the North Ring Road and adjacent areas;
6. Detailed layout, topographical details and cross sections to indicate interaction with the Glen River valley, also consideration of ecological impacts;
7. All works to be delivered by the prospective applicant should be included in the red line site boundary;

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.

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).

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. Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Cork City Council and Cork County Council.
2. Rationale for the proposed car parking provision with regard to development plan car parking standards, to include parking provision for the creche.
3. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, boundary treatments, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures. Also topographical details and cross sections to indicate the relationship between the development and the Glen River with regard to the protection of the riparian zone as required by development plan policy.
4. Comprehensive landscaping scheme for the entire site 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 for the housing development, to include an open space hierarchy and detailed layouts for the public open spaces; (iii) detailed proposals for the area south of the Glen River, to include its ongoing maintenance and management in the context of its designation as a High Value Landscape within the River Glen Corridor Park; ecological impacts and consideration of biodiversity enhancement measures.

5. Ecological Impact Assessment of the development with regard to the sensitive location of the site in the Glen River Valley and designation of the southern part of the site as an Area of High Landscape Value.
6. Map of areas to be taken in charge.
7. Visual Impact Assessment to include consideration of visual impacts of the proposed bridge over the Glen River and visual impacts in the Area of High Landscape Value.
8. Site Specific Flood Risk Assessment, to include consideration of downstream impacts.
9. 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.
10. A Building Lifecycle Report, as per section 6.12 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
11. AA screening report.
12. Construction and Environmental Management Plan, to include a Japanese Knotweed Assessment.

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. Cork City / 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.

Brendan Wyse
Assistant Director of Planning
March, 2019