



An
Bord
Pleanála

**Case Reference:
ABP-304364-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 222 no. residential units (171 no. houses, 51 no. apartments), creche and associated site works.

Cluain Ard, Ash Grove, Cobh, 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. Layout and Density

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 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, and the Design Manual for Urban Roads and Streets. The matters of configuration of the layout, design and alignment of roads including drop-offs for the crèche. Further consideration how the proposal will

contribute to the creation of an urban streetscape along Ashgrove Road should be considered particularly in the context of road and footpath improvements required by the planning authority at this location.

Consideration should also be given to how the net site density is calculated having regard to the provisions of Appendix A of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and justification for exclusion of particular areas should be provided in the documentation with any such areas clearly identified on the site layout plan.

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

2. Traffic and Transportation

Further consideration of the documents as they relate to the delivery and timing of road infrastructure upgrades and/or provisions for future connections in particular objectives CH-R-03 and CH-U-03. Regard should be given to Table 3.2.3 Phased Development Programme for Ballynoe Urban Expansion Area and strategic infrastructure and service requirements in so far as they apply to the site. The Specific and General Development Objectives for Cobh in so far as they relate to the site should also be considered in this context. Documentation should be clear as to the full extent of works proposed to be delivered by the prospective applicant and phasing details including time-frames for the delivery of such works.

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

3. Public Open Space

Further consideration should be given to the documents as it relates to the public open space provision particularly in the context of the disposition, usability and qualitative nature of these spaces. Passive surveillance to these areas should also be considered in this context. The further consideration of this issue 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. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous lands and adjoining public roads.
2. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
3. A site layout plan which clearly identifies the full extent of areas to be taken in charge. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.
4. Landscaping details to include layout plan which identifies existing trees/hedgerows to be retained and details of tree protection measures during the construction period.
5. Additional details to address matters raised in the planning authority's opinion dated 27th May 2019 in particular the Water Services and Environmental Departments comments.
6. A statement setting out how the proposed layout is consistent with the principles of Design Manual for Urban Roads and Streets.

7. An Appropriate Assessment screening report and/or Natura Impact Statement if considered necessary, which should consider inter alia the issue of surface water run-off and in-combination effects of relevant Natura 2000 sites in particular Cork Harbour SPA.

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. Minister for Culture, Heritage and the Gaeltacht
4. The Heritage Council
5. An Taisce- the National Trust for Ireland
6. Local 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.

Rachel Kenny

Director of Planning

June, 2019