



An
Bord
Pleanála

Case Reference:

ABP-304468-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 151 no. houses, 150 no. apartments and associated site works.

Lackenroe and Johnstown, Glounthaune, 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. Further consideration of the documentation as it relates to the provision of access for the proposed development having regard to the need to provide safe and convenient pedestrian and cycle connections to the railway station and other services in Glounthaune and the nature and extent of works to public roads that can be authorised by a grant of permission under Part III of the Planning and Development Act 2000, as amended.

2. Further consideration of the documentation as it relates to the design and layout of the proposed development, having regard to the need to provide a high quality residential environment that facilitates social interaction and movement on foot, while respecting the topography of the site and the residential amenities of neighbouring properties.

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. An EIAR or EIA screening report, as necessary, which should have regard to the thresholds at 10(b)(i) and (iv) of Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, as well as to Schedules 7 and 7A to those regulations. The submitted documentation should, inter alia, fully describe the ground works required to carry out the proposed development and their potential for significant effects on the environment.
2. An AA screening report or Natura Impact Statement, as necessary.
3. Information regarding the capacity of the social and physical services in Glounthaune to accommodate the demands that would arise from the proposed development.
4. A phasing scheme for the development which would indicate how open space and access for the proposed housing would be provided in a timely and orderly manner.
5. A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works to public roads.
6. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on

Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

7. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
8. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
9. A tree survey, including details of trees to be retained or removed.
10. A draft construction management plan and
11. A draft waste management plan.

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
2. The Heritage Council
3. An Taisce
4. Irish Water

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

July, 2019