



An
Bord
Pleanála

**Case Reference:
ABP-304707-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing dwelling and outbuilding, construction of 227 no. residential units (115 no. houses, 112 no. apartments), creche and associated site works.

Garranegarragh (townland), Bishopstown, 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. Principle of Development

Further consideration / justification of the documents as they relate to the principle of the development, in terms of its nature and scale and ensuring that strategic landbanks are developed efficiently and to maximum benefit.

This consideration and justification should have regard to, inter alia, the core strategy of the Development Plan, the guidance set out in the 'Spatial

Planning and National Roads Guidelines for Planning Authorities (2012) in relation to the protection of national roads, and the guidance set out in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) and the accompanying Urban Design Manual in relation to site context and connections to existing centres, transport services, amenities and facilities.

2. Traffic and Transportation

Further consideration / clarification of the documents as they relate to traffic and transportation and impact on the road network. This consideration and justification should have regard to, inter alia, the permitted road improvements linked to this area and/or proposed reduction to same, the design standards provided for in the 'Design Manual for Urban Roads and Streets' (2013) and the 'National Cycle Manual' (2011), and the policy guidance contained in the 'Spatial Planning and National Roads, Guidelines for Planning Authorities' (2012) in relation to development that affects national roads.

3. Density

Further consideration / clarification of the documents as they relate to net site area and density. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. Particular regard should be had to need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Bishopstown and Cork City Centre, to established social and community services in the vicinity and to nearby strategic land reserves. The further consideration of this issue may require an amendment to the documents and / or design proposal submitted relating to density and layout of the proposed development.

4. Design and Layout

Further consideration / justification of the 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 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) and the Design Manual for Urban Roads and Streets (2013) and the National Cycle Manual (2011). In addition to density which is addressed above, the matters of gradient and levels, layout and urban design in terms of arrangement and hierarchy of streets and open spaces, pedestrian / cycle connections and the creation of character areas within a high-quality scheme should all be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Public Open Space

Further consideration of the documents as they relate to the open space, particularly in the context of the quantum of open space proposed, the usability and surveillance of the open spaces and the landscape setting. Streets and car parking should not dominate the open space perimeters. The further consideration of these issues may require an amendment to the documents and/or design rationale submitted.

6. Airport Safety Zone

Further consideration / clarification of the documents as they relate to the Public Safety Zones for Cork Airport.

7. Drainage

Further consideration / clarification of the documents as they relate to surface water drainage calculations and SuDS, foul drainage and flood risk.

8. Visual / Landscape Impacts

Further consideration / clarification of the documents as they relate to visual and landscape impacts.

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. Details of structures to be demolished.
2. Details of proposed earthworks to address level differences on site, including detail of proposed cut and fill works and resultant gradient / retaining features.
3. Design of the proposed surface water management system including attenuation features and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
4. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls.
5. Details of public lighting.
6. Details of Part V provision clearly indicating the proposed Part V units.
7. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces and including a schedule of same.
8. A detailed phasing plan for the proposed development should be provided.
9. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
10. Letters of consent in relation to any works proposed on lands that are outside of the applicant's ownership or control.

11. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Irish Aviation Authority
4. Dublin Airport Authority
5. Minister for Culture, Heritage and the Gaeltacht (nature conservation)
6. Heritage Council (nature conservation)
7. An Chomhairle Ealaíon
8. Fáilte Ireland
9. An Taisce — the National Trust for Ireland (nature conservation)
10. Irish Water
11. Inland Fisheries Ireland
12. Cork County Council
13. 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.

Rachel Kenny
Director of Planning
,2019