



An
Bord
Pleanála

**Case Reference:
ABP-305825-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 449 no. residential units (315 no. houses, 134 no. apartments), creche and associated site works.

Maryborough Ridge, Moneygurney, Douglas, 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. Policy

Further consideration and/or justification of the documents as they relate to the consideration of the objective SE-R-08 and the Strategic Metropolitan Green Belt Area objective GI 1-8.

2. Urban Design Response and Layout

Further consideration and/or justification of the documents as they relate to the rationale of the proposed residential layout and urban design response with particular regard to the creation of shared surfaces areas within the overall site, the creation of active and architecturally appropriate urban street frontages having particular regard to the site context and significant difference in levels across the site, and how the proposed elevational treatments respond to the site context to ensure a qualitative design response with optimal passive surveillance of public and private open spaces throughout the scheme and the creation of strong edges within the scheme and addressing the Maryborough Ridge access road.

Further consideration and/or justification of the documents are they relate to the landscaping plan and the hierarchy, function and usability of public open spaces including the use/linking of green areas throughout the scheme. All proposed SUDs features should be clearly identified on a site layout plan with proposals as to how the features will enhance/contribute to a sense of place. Computer Generated Images and long cross-sections should be submitted to show changes in levels and inter alia, the interface of boundary treatments and SuDs to public open spaces/streetscape

Further elaboration including detailed site survey, illustrations of how the site analysis/context informed the proposed layout and urban design response would be useful. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Movement and Transportation

Further consideration and/or justification of the documents as they relate to vehicular, cycle and pedestrian connections including legibility and permeability through the development site to contiguous residential lands, the Ballybrack Greenway and the M28 pedestrian links and the provision of possible future connections to lands to the south from the development site.

4. Surface water management and Risk of Flooding

Further consideration and/or justification of documents as they relate to surface and storm water management for the development lands. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal and SuDS measures proposed for the scheme. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices').

Detailed rationale and/or justification of the storm water route and requirement for third party consents.

Further consideration of these issues 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. Detailed rationale for the proposed residential density and housing mix with regard to the provisions of the current Cork County Development Plan (during the period of transition or the adopted Development Plan at the time of lodgement of an application and relevant national and regional planning policy including 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).
2. Detailed rationale for the development strategy for the site having regard to extant permissions at Maryborough Ridge. This shall include full and comprehensive details of permissions granted and under construction and

clarity of phasing and integration of the proposed SHD application relative to existing permissions (where dependency and integration exists).

3. 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.
4.
 - (a) Traffic and Transport Impact Assessment (TTIA) of the development, the cope of which is to be discussed in advance with Cork City Council.
 - (b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual.
 - (c) A Parking Strategy and Mobility Management Plan.
 - (d) A Quality Audit that includes: a) Road Safety Audit, Access Audit, Walking Audit and Cycle Audit.
5. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants of the proposed scheme). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted.
6.
 - a) Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal if proposed. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Sections should be submitted at key locations where the public open spaces interface with proposed residential units.
 - b) Details of any 'cut and fill' proposals, retaining walls should be provided.

7. Visual Impact Assessment, including photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential developments and the N28. It should also include long views of towards the site from the west and south in particular.
8. A report identifying the demand for school and crèche places likely to be generated by the proposal and the capacity of existing schools and crèches in the vicinity to cater for such demand.
9. Respond to issues raised in the Drainage Section Report dated 22nd November 2019 and the Douglas Area Engineer Report dated 20th November 2019.
10. A draft Construction & Environmental Management Plan and a draft Waste Management Plan.
11.
 - a) A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
 - b) A site layout plan indicating all areas to be taken in charge.
12. A Noise Impact Assessment and mitigation.

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. Cork City 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

January, 2020