



An
Bord
Pleanála

Case Reference:
ABP-307742-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 276 no. residential units (137 no. houses, 139 no. apartments, creche and associated site works. Ardarostig, 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. Connectivity and Permeability

Further consideration/ justification for the proposed upgrades to the local transport network in terms of width, alignment and public lighting, necessary to provide pedestrian and cycle facilities from the site to both the Bishopstown area and/or the Bandon Road roundabout. The further consideration/ justification shall include design details on the delivery of works proposed including the phasing of works, the

delivery of any infrastructure and the inclusion of any agreements which are necessary to undertake works.

2. Public Open Space

Further consideration/justification of the development along the south of the site including, inter alia, including CGIs, visualisations and cross sections, as necessary, which clearly show the relationship of the open space designation within the proposed development which illustrates the topography of the site. The further consideration/justification of the documentation should address the site-specific objective on the site SE-R-10 which requires the delivery of useable public or private open space on lands which have been designated as a “biodiversity area”. The prospective applicant should satisfy itself that any application complies with section 8(1)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, regarding the material contravention of the provisions of the development plan other than zoning.

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. Statement of compliance with DMURS principles including permeability and connections with existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The submitted documents should demonstrate specific compliance with the stated provisions of DMURS.
2. Submission of all boundary treatments around the perimeter and within the site. Proposals will integrate any existing and/or proposed treatments on the adjoining residential developments.
3. A Road Safety Audit.

4. A Traffic and Transport Assessment.
5. A phasing plan detailing the delivery of infrastructure in conjunction with the residential units.
6. Additional CGIs/visualisations/3D modelling and cross section drawings showing the proposed development relative to the Waterfall Road and considering the steeply sloping topography of the site.
7. Detailed design of proposed surface water management system proposed integrating any relevant recommendations from Drainage Section of Cork City Council, including run off rates, integration of SUDS features and the locations of any stormwater outfall connections.
8. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking. The report shall include full and complete drawings illustrating daylight and sunlight analysis for the proposed apartments.
9. Relevant consents to carry out works on lands both within the red line and others which are not included within the red-line boundary.
10. A map showing all areas to be taken in charge.
11. A Community and Social Infrastructure Audit.
12. 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.
13. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. Health Service Executive (Irish Oxygen Company, Seveso site)**
- 2. Health and Safety Authority (Irish Oxygen Company, Seveso site)**
- 3. Irish Water**
- 4. Transport Infrastructure Ireland.**
- 5. National Transport Authority**
- 6. Relevant 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.

Tom Rabbette
Assistant Director of Planning
November, 2020