



An
Bord
Pleanála

Case Reference:

ABP-309195-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing buildings, construction of 109 no. residential units (73 no. houses, 36 no. apartments), and associated site works.

Ballynaroan, 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. Policy

Further consideration and/or justification of the documents as they relate to local objectives contained in the Cobh Municipal District Local Area Plan 2017-2023.

- the consideration of objectives GO-01 and DB-01
- consideration of the specific objective C-01 and how the proposed development of a car park on said lands ties in with the proposed

residential development and complies with the requirements of objective C-01.

- the use and management of woodland area located outside the identified development boundary of Glounthuane as amenity area associated with the proposed development.

2. Movement and Transportation

Further consideration and/or justification of the documents as they relate 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 and relevant consents where required. This should include cross-sections showing details of proposed works. Specifications for all works proposed should also be included.

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. A detailed/comprehensive response to the reasons for refusal cited in ABP 303912-19 relating to the application site.
2. Detailed rationale/justification regarding the suitability of the proposed site to accommodate the proposed height particularly in the context of the site within a highly sensitive landscape identified in the Development Plan and Local Area Plan. The response should include a Landscape Impact Assessment and a Visual Impact Assessment including CGIs and details of proposed materials and finishes that would address the impact of the proposed development on Ballynaron Road (designated scenic route) and

neighbouring residential areas, as well as the environment provided within the scheme. The assessment should include long views of the site from all approaches given the location of the site in Character Area CT1 – City Harbour & Estuary.

3. Detailed rationale/justification for the proposed residential density and housing mix with regard to the provisions of the Cork County Development Plan 2014-2020 and the Cobh Municipal District Local Area Plan 2017-2023 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’ (2020) and the ‘Urban Development and Building Heights – Guidelines for Planning Authorities’ (2018).
4. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2020 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.
5. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted.
6. Masterplan showing the relationship between the Ballynaroan site and the potential development of the Ballyhennick site to the west.
7. (a) Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Cork County Council.

(b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works along public roads.

(c) A Carparking Strategy and Mobility Management Plan.

8. An Ecological Impact Assessment.

9. An Archaeological Impact Assessment.

10. A Tree survey and Arboricultural Assessment.

11. A draft Construction Waste Management Plan, draft Construction and Environmental Management Plan and a draft Operational Waste Management Plan.

12. Address issues raised in the Irish Water Submission dated 16th January 2021

13. Respond to issues raised in the Planning Authority Opinion received by An Bord Pleanála on the 1st February 2021.

14. Where the prospective 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. Irish Water
2. Department of Housing, Local Government and Heritage
3. The Heritage Council.
4. An Taisce – the National Trust for Ireland.
5. 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.

Tom Rabbette

Assistant Director of Planning

May, 2021