



An
Bord
Pleanála

Case Reference:
ABP-309554-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 386 no. residential units (226 no. houses, 160 no. apartments), creche and associated site works. Ballyvolane (townland), Ballyhooly Road, Ballyvollane, 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.

In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

1. Infrastructural Works

- (i) Further consideration/justification of the documents as they relate to the impact of the proposed development upon the provision of the Cork Northern Distributor Road (CNDR), which is currently at route selection stage. The prospective applicant should demonstrate that the proposal will not have significant adverse effects on the provision of the CNDR, a multi-modal orbital public transport route for Cork city. The prospective applicants should demonstrate that the proposed development is not premature pending the finalisation of this route.
- (ii) Further consideration/justification of the documents as they relate to the impact of the proposed development upon the proposed Ballyhooly Road (R614) upgrade works. The prospective applicant should demonstrate that the layout of the proposed development does not impinge upon any reservation required by the planning authority for the carrying out of these road upgrade works. The applicant is advised to liaise with the Infrastructure Development Division of the planning authority in this regard.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Density, Design and Layout

- (i) Further consideration/justification of the documents as they relate to the density in the proposed development. This consideration and justification should have regard to, inter alia, local policy context, together with 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 Cork city centre, with its established social and community services.
- (ii) 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 above

mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; connectivity with adjoining lands; hierarchy of open space and provision of quality, usable open space, together with the creation of character areas within a high quality scheme should be given further consideration. Cross-sections, visualisations and CGIs should be submitted, as necessary, in this regard.

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 report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development, and in this regard a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) should be submitted. The extensive use of render on apartment and duplex units should be avoided.
2. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Additional cross sections, CGIs and visualisations should be included in this regard.

3. A detailed schedule of accommodation which indicates consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2020).
4. 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 adjacent residential units should be submitted.
5. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
6. Additional CGIs/visualisations/cross-sections showing the proposed development relative to existing development in vicinity.
7. Archaeological Impact Assessment.
8. Additional water and wastewater details which addresses the matters raised in the report of Irish Water, dated 01/04/2021 to An Bord Pleanála
9. Additional drainage details which address the matters raised in the Drainage Report (dated 24/03/2021) contained within PA Opinion.
10. School Demand and Concentration Report.
11. Phasing Plan.
12. Taking in Charge details.
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 unless it is proposed to submit an EIAR at application stage.

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. Minister for Housing, Planning and Local Government**
- 2. The Heritage Council**
- 3. An Taisce**
- 4. Irish Water**
- 5. National Transport Authority**
- 6. Transport Infrastructure Ireland**
- 7. Cork Childcare Committee**
- 8. Cork County Council**

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
July, 2021