



An
Bord
Pleanála

**Case Reference:
ABP-310181-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 164 no. residential units (147 no. houses and 17 no. apartments), creche and associated site works.

Courtstown, Little Island, 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.

Ecology

The prospective applicant should provide further justification and/or detail in relation to potential relationship between the subject site and Natura 2000 Sites. Specific consideration of potential habitats within the site that might support feeding grounds for species of bird for which the Cork Harbour SPA is designated and any implications for these species is required, with a view to ensuring sufficient

undisturbed field feeding habitat remains available to maintain the favorable conservation status of populations of these species.

Planning Context

Further consideration and/or justification is required with respect to the future development potential of the LI-X-02 lands and surrounding development lands, and how the proposed development accounts for this, particularly in relation to transport impacts, capacity of junction improvements proposed and the distributor road, as well as provision for future connections.

Design Strategy

The prospective applicant should provide further justification and/or detail in relation to the design strategy for the proposed development. In particular, the layout of the development and consideration of an urban edge to the spine road, provision of distinct character areas through the detailed design of buildings, and quality open spaces / landscaping in the site, with clear provision for private and communal amenity areas. Consideration of typologies / mix of housing type is also required, to provide a sustainably mixed tenure, typology and density of community on the site. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted. Photomontages and CGIs will be required to accurately illustrate the appearance of the proposed development.

Daylight and Sunlight

The prospective applicant should provide further justification and/or detail in relation to the quality of the proposed residential accommodation, and potential impacts on the adjacent residential dwellings to the north, particularly in relation to daylight and sunlight. A Daylight, Sunlight and Overshadowing Assessment is required to demonstrate how the proposed development responds to recommendations in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (the BRE guidelines). In relation to the proposed accommodation, analysis is required of the proposed apartment units, with each floor tested until it can be demonstrated that all units on a floor meet recommended targets, at which point it can be logically assumed units above will also pass. Further consideration of this

issue 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. Traffic and Transport Impact Analysis, to be prepared in consultation with Cork County Council.
2. Additional details and/or revised proposals in relation to the quantum and arrangement of car parking as part of the proposed development, with specific consideration of the Council's planned public transport improvements for the area.
3. Additional detail is required of existing connections from the site to surrounding employment opportunities, social and community infrastructure, which should focus on sustainable transportation modes.
4. Additional details and/or revised proposals in relation to mix of residential types and sizes of units to be included in the development, with particular consideration of the Council's identified housing need for the current and future population of the area.
5. A plan showing separation distances between the development to existing adjacent properties should also be included, annotating key distances to boundaries, buildings and windows.
6. Additional details and/or revised proposals in relation to landscape, having regard to comments from the Planning Authority.
7. A plan of landscape proposals clearly delineating communal and private spaces should be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of

furniture/equipment will facilitate use of these spaces for both adults and children is also required.

8. Additional details and/or revised proposals in relation to site services/SUDs, in consultation with the Council's Area Engineers Office.
9. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
10. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
11. A building life cycle report shall be submitted in accordance with section 6.3 of the 'Sustainable Urban housing: Design Standards for New Apartments (2018)'. The report should have regard to the long-term management and maintenance of the proposed development.

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 Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)**
2. **Fáilte Ireland**
3. **The Heritage Council**
4. **An Taisce – The National Trust for Ireland**
5. **Irish Water**
6. **Transport Infrastructure Ireland**

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

September, 2021