



An  
Bord  
Pleanála

**Case Reference:  
ABP-311166-21**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 706 no. apartments, childcare facility and associated site works. Former CMP Dairy Site and Creamfields, Tramore Road and Kinsale Road, 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. Delivery of pedestrian and cycle links**

- (i) Clarification at application stage as to the provision of pedestrian and cycle connectivity from the development site to the closest bus stop and Black Ash Park and Ride. Any impediments to such connections should be clearly identified and proposals submitted as to how such impediments are to be overcome.

## **2. Development Strategy**

- (i) Further justification for the height strategy, integration with the wider area and density, specifically how transition occurs in terms of design, presentation, quality community and place making. A key issue at this location is the existing environment and specifically how transition occurs between the existing established development and the proposed development cognisance being had that this development will form a catalyst for future development on surrounding lands.

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. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.
2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

3. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartments which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.
4. A Traffic and Transportation Impact Assessment.
5. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
6. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards, provision of play spaces, hard and soft landscaping and planting details.
7. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
  - (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
  - (ii) A Shadow Impact Assessment of the proposed development on the wider area.
8. A response to matters raised within the PA Opinion submitted to ABP on the 14<sup>th</sup> of September 2021 in particular, section 2.9 'Building a community', in relation to quantum of resident services and amenities.
9. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2020 the development must be described in the public notices associated with a planning application

specifically as 'Build to Rent' housing development and a covenant/legal agreement is required at application stage for BTR development.

- 10.** A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
- 11.** Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission dated 20<sup>th</sup> September 2021.
- 12.** A response to issues raised in the Drainage Planning Report, and the Transportation Planning report undated, accompanying the PA Opinion submitted on the 14<sup>th</sup> September 2021.
- 13.** An AA screening report, which inter alia, considers potential impacts on all of the Qualifying interests (QI's) of all Natura 2000 sites identified as being within the zone of interest.
- 14.** A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
- 15.** Site Specific Construction and Demolition Waste Management Plan.
- 16.** Details of public lighting.

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. Irish Aviation Authority (IAA)**
- 3. National Transport Authority (NTA)**
- 4. Transport Infrastructure Ireland (TII)**
- 5. The Minister for Culture, Heritage and the Gaeltacht,**
- 6. The Heritage Council**
- 7. Department of Education**
- 8. An Taisce — the National Trust for Ireland**
- 9. 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.

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Rachel Kenny

Director of Planning

December, 2021