



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 311855-21

Proposed Development: 706 no. residential units (239 no. houses, 467 no. apartments), creche and associated site works.

Castlelake, Terry's-land and Carrigtohill (townlands), Carrigtwohill, 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 constitute a reasonable basis for an application for strategic housing development.

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 layout, urban design, disposition and quality of public open space and communal open space, finishes

of the blocks, the design relationship between the individual blocks within the site, and to existing residential property to the west. The statement should be supported by contextual plans and contiguous elevations and sections.

2. A detailed statement, demonstrating how the proposed development will tie in safely with the wider road network in Carrigtwohill, with other adjoining key infrastructure and to Carrigtwohill train station, in particular, with respect to pedestrian and cycle routes.
3. 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 or Local Area 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.
4. A detailed statement of justification of the density proposed, in terms of suburban location, sequential approach, the road network, topography of the site and specific local objectives pertaining to the lands contained in the Cobh Municipal District Local Area Plan 2017.
5. A Traffic and Transportation Impact Assessment.
6. Cross-sections at appropriate intervals, photomontages, and any other information deemed relevant, illustrating FFL's levels, ground levels and topography of the site. In particular, showing proposal relative to the train line and to any adjoining existing development in the vicinity, useability and functionality of public open space and private open space / rear gardens.
7. Justification of layout, location and hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards.
8. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
9. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
10. An up-to-date Ecological Impact Assessment, inclusive of a Bat Survey.

- 11.** A Noise Impact Assessment, with regard being had to proximity to the railway line.
- 12.** 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%.
- 13.** 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) Impact to any neighbouring properties.
- 14.** A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
- 15.** A robust Ecological Impact Statement Report, AA screening report and NIS, as appropriate, which considers potential impacts on the Qualifying Interests of any Natura 2000 site.
- 16.** A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge
- 17.** A response to matters raised within the PA Opinion dated the 1st December 2021.
- 18.** A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
- 19.** Site Specific Construction and Demolition Waste Management Plan.
- 20.** 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, as amended:

- 1. Irish Water**
- 2. Iarnród Éireann**
- 3. Cork County Childcare Committee.**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Stephen O'Sullivan
Assistant Director of Planning
February , 2022