



An
Bord
Pleanála

Case Reference:
ABP-312235-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 685 no. residential units (365 no. houses, 320 no. apartments), creche and associated site works. Greenfield, Ballincollig, 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. Further consideration of, and possible amendment to the proposed development having regard to its relationship with, and potential impact on, the design and layout of the Western Distributor Road/Ballincollig UAE Transport Corridor, whose delivery is identified in local planning policy as a requirement to facilitate development in the wider Maglin/South Ballincollig Area.

In this regard, the application should provide a detailed and robust planning rationale for the alignment of the proposed access road to the east of the site and its junction with Greenfields Road. Such rationale should address relevant objectives of the prevailing Local Area Plan/Development Plan and the need to ensure the coordinated development of lands in the wider Maglin area, and associated transport and drainage infrastructure. Regard should be had to the constraints imposed by the drainage and flood risk characteristics and prevailing ground conditions in this area.

2. A revised flood risk assessment in respect of the proposed development, which should have regard to the findings of the recently completed Ballincollig South Environs Strategic Flood Risk Assessment/South Ballincollig Drainage Study.
3. Further consideration of, and possible amendment to the proposed development in respect of the treatment of the area of open space, described on the submitted site layout plans as “*Area not currently included in Residential Development*”. Application documentation should clearly identify whether these lands are included within the application site. Where so included detailed proposals for the landscaping and treatment of this space should be provided.

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 addressing the matters raised in the report of the Traffic Operations Section of Cork City Council. In particular, the application should be accompanied by the following:
 - (a) A detailed Traffic and Transport Assessment.
 - (b) A Travel Plan / Mobility management plan, including details of connectivity and accessibility for future residents to public transport services.

- (c) A Parking Management Plan, including detail of the allocation of spaces within the development.
 - (d) Details of cycle parking provision having regard to the provisions of the guidelines on Sustainable Urban Housing: Design Standards for New Apartments.
 - (e) A Quality Audit in accordance with Advice Note 4 of DMURS, to include a detailed Road Safety Audit.
 - (f) A review of the proposed operational access to this development and to adjoining lands, from a single point off Greenfields Road, and measures to ensure the maintenance and safeguarding of satisfactory emergency access to the proposed development.
2. A review of the layout of development and the dominance of internal roads and surface car parking with areas of the site. Further details should also be provided with regard to the provision of necessary infrastructure for the charging of electric vehicles.
 3. A comprehensive landscape and visual impact assessment including an assessment of views to and from Ballincollig Castle, and views from the N22 / Woodfield Interchange.
 4. The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

The assessment should provide a comprehensive view of the performance of the development in respect of daylight provision. Where alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified and justified, and their effect appropriately described and / or quantified.

5. A phasing plan for the proposed development, which should include detail regarding the delivery of associated road and drainage infrastructure and public open spaces.
6. Site layout plans clearly identifying the areas intended to be taken in charge by the local authority. Specific proposals should be included for the management of any drainage / attenuation infrastructure proposed to be located within areas of public open space.
7. A report addressing the matters raised in the report of the Operations Directorate (Drainage) of Cork City Council.
8. A full Acoustic Design Statement demonstrating how good acoustic design practice has been incorporated into the design and layout of the proposed development. Any proposed mitigation measures, and the effectiveness thereof, should be clearly identified and described in the design statement.
9. Detailed landscaping proposals for the overall development, including detailed measures for the retention and protection of existing trees and hedgerows within the site.
10. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detailing of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
11. A Building Lifecycle Report in accordance with section 6.13 of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2020) guidelines which should consider external materials on all elevations. The report shall also address the management and maintenance of public spaces and access routes to the development.
12. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place, or likely

to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.

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, as amended:

1. Irish Water.
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Cork Childcare Committee
5. An Taisce - the National Trust for Ireland
6. Heritage Council
7. Minister for Housing, Local Government and Heritage

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
April 2021