



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0005

Proposed Development: 10-year permission for 515 no. dwellings, crèche, local centre with retail unit and clinic, community centre, site reservation for school and all associated works.

Ballinglanna, Glanmire, 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. Density

Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as they refer to Outer Suburban/Greenfield sites. Particular regard should be had to the 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 and to established social and community services

in the immediate vicinity. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

2. Design, Layout and Unit Mix

Further consideration of 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. In addition to density which is addressed above, the matters of unit mix, the configuration of the layout, design and widths of roads, the creation of a high quality urban extension to Glanmire and the creation of character areas within should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Public Open Space

Further consideration should be given in relation to the design rationale/justification outlined in the documents as it relates to the open space proposed particularly in the context of the surveillance of the open space, the usability of the active open space on the site and the proposals for the passive open space in the context of the landscaping proposals. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

4. Access Points onto Caherlag Road

Further consideration of documents as they relate to the design rationale/justification for the proposed layout and arrangement of access/egress points onto the Caherlag Road. The 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. A plan outlining the location of the proposed road improvements and cycle/pedestrian improvements required in the Cobh Municipal District Local Area Plan 2017 to facilitate the development of the subject lands;
2. Details of consultation undertaken with the Department of Education and Skills in respect of the proposed school site.

3. A Draft Section 47 agreement to be submitted.
4. Justification to be provided of the survey and testing proposed as part of the EIAR process in respect of archaeology. This should have particular regard to the context of the assessment undertaken in the previous applications for permission and environmental assessment on the site and the acceptability or otherwise of the approach previously undertaken.
5. A draft agreement for the management of the Woodland on the site.
6. Design rationale/justification, which outlines how the design of community buildings incorporates natural light and ventilation.
7. A phasing plan for the proposed development should be provided.
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

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:

- The Minister for Culture, Heritage and the Gaeltacht (for archaeological heritage protection and nature conservation)
- The Heritage Council
- An Taisce
- Inland Fisheries Ireland
- Irish Water
- 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.

Ms. Rachel Kenny
Director of Planning
September, 2017