



Case Reference / Description	210 no. residential units, a crèche facility, 5 no. site entrance points, 5 no. local play areas, open parkland areas, landscaping and all associated site works. Ballyleary, Great Island, Cobh, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	19 th January 2018	Start Time	12:00
Location	Office of An Bord Pleanála	End Time	13:45
Chairperson	Rachel Kenny	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Lianna Slowey, Executive Officer

Representing Prospective Applicant:

Frank Vaughan, Representative for Mr. Seamus Geaney (Prospective Applicant)
Brian Archer, Planning Consultant
Michael Walsh, Principal Engineer
Stephen Smith, Principal Architect

Representing Planning Authority

Noel Sheridan, Senior Planner
Ross Palmer, Senior Executive Planner
Enda Kiernan, Executive Planner
Chris Kenyon, Assistant Planner

Greg Collins, Senior Executive Architect
Donald Cronin, Senior Executive Engineer
Gerard O’Hora, Executive Engineer
Seán O’Brien, Administrative Officer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority (PA), introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process.
- ABP received a submission from the PA on 11th January, 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP’s decision.
- The consultation meeting will not involve a merits-based assessment of the proposed development.
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted may require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant.
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 6th December, 2017 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Infrastructural constraints – road and drainage
2. Development strategy for the site to include layout, density, housing mix, connectivity, Part V proposals, open space provision
3. Any other matters.

1. Infrastructural constraints – road and drainage

ABP sought further elaboration/discussion on:

- Road constraints identified by the PA in their report received by ABP on 11th January, 2018.
- Drainage – Irish Water’s Confirmation of Feasibility letter submitted with the pre-application consultation request refers to upgrade works required at North Cobh treatment plant.

Prospective Applicant’s response re. roads:

- Policy in place re. Ballynoe expansion area, which includes north Cobh, to deliver approx. 1,700 houses.
- Do not believe that road constraints are a deterrent for all development in the area.
- Transport modal split should reflect rail travel and not rely on car travel.
- Suggest that signalisation from Tay Road would address delays at Belvelly Bridge at peak times and would encourage traffic along the main road rather than the local road.
- Propose mitigation measures for the short term given the long term objective is to upgrade road.
- Willing to fund local road works.
- Can widen the local road that abuts the proposed development site.
- Junction at the top end of the site in the control of the PA, propose to encourage traffic movements through the site to avoid this junction.
- Main road through site meets LAP objective for new road to serve PA OS lands.

Planning Authority’s comments re. roads:

- 4 key areas of concern at Belvelly Bridge, the approach road between Belvelly Bridge and Cobh Cross, the R624 and the L2989-30.
- A recently commissioned traffic study has shown that Belvelly Bridge has reached capacity.
- Plans to upgrade regional road to national road, design proposal by Cork County Council’s Road’s Department going back 10 years.
- Question of scale re. proposed development and capacity of infrastructure in the area.
- Delays at Belvelly Bridge are minimum at present on a day to day basis.
- LIHAF funding at Tay Road is of critical importance to the area and a priority of the LAP. Prepared to resubmit a proposal for funding in February, if no funding is made available and alternative solution will be required.
- Acknowledge that the proposed applicant has worked with the PA’s suggestions following section 247 pre-planning meeting.
- Connectivity hugely important and needs to be addressed.
- Sight lines at Tay Road are constrained.
- Proposed development impacts hugely on local road.
- Address steep site sections.

- Satisfied with the proposal to encourage traffic movements through the site to avoid junction.

Prospective Applicant's response re. drainage:

- The landowner re. original grant of permission on site made contributions to PA for trump sewer and temporary treatment plant which has capacity for the proposed development.
- Seeking clarification from PA re. payment made and treatment plant capacity, need to get this information for Irish Water.
- Treatment plant at Shanvalley – under river pipe and upgrade works are proposed.
- North Cobh treatment plant has capacity.

Planning Authority's comments re. drainage:

- Concur with prospective applicant, North Cobh treatment plant has capacity.

ABP comments re. application stage:

- Road constraints at a strategic and local level to be addressed at application stage. Put argument/justification forward re. existing road network and what can be facilitated.
- 5 entrance points proposed along a local road, constrained sight lines, to be addressed at application stage.
- Connectivity to town to be addressed at application stage.
- Strongly advise as much agreement as possible be in place in relation to technical matters (roads/drainage) between the prospective applicant and Planning Authority before the application is lodged. Outline position and reasoning if no agreement is reached.

2. Development strategy for the site to include layout, density, housing mix, connectivity, Part V proposals, open space provision

ABP sought further elaboration/discussion on:

- Site constraints – topography, powerline, sewer line.
- Compliance with guidance documents, i.e. DMURS, Urban Design Manual, Sustainable Residential Development in Urban Areas.
- Layout - cul de sacs offer little connectivity; boulevard link offers little frontage; existing hedgerow being maintained.
- Open space provision at 37%, includes powerline exclusion zone - interface between proposed dwellings and open space offers little active supervision.
- House design – redesigned from previously permitted to facilitate garden access at grade, concern re. quality of amenity space/rooms below.
- Density (15 units per hectare) and housing mix (predominantly 3-4 bed units) are closely related – no 1 bed units are proposed.
- Only 1 pedestrian path proposed to link site to adjacent open space.
- Zoning map – status of road proposal at bottom of CHR11.

- Open space – how will residual open space be addressed in terms of usability and functionality.
- Interface between the proposal and Tay Road – fence proposed in front of stream.
- Part V – PA report raised issue with the mix of units proposed.

Prospective Applicant’s response:

- Site constraints – levels are steep and include exclusion zone and pose a considerable challenge to achieving density.
- Existing hedgerow to be maintained as an ecological corridor.
- Can omit units which do not address the open space but will decrease density.
- Can turn orientation of particular units.
- Contours/house levels dictate position of roads. Roads have to run with contours, additional constraints re. powerline and sewer.
- Level differences are too severe for short distance road tracks, however, it is possible to make allowance for pedestrian routes.
- Housing market favours 3 bed units.
- PA are satisfied with Part V proposals.
- If sterilised lands/wayleaves are taken out, then the density would be 19 units per hectare.
- 2 no. footpaths are proposed to link the site to the adjacent open space.
- Road objective U04 – slope at this location would not facilitate pedestrians and cyclists, in winter it would not be suitable for traffic.
- Will include pedestrian and cyclist access to adjacent open space in the PA’s ownership but it will have to go along with the contours.
- Proposed boulevard will be a tree lined avenue and is intended as U04 road.
- Other road proposal is a temporary solution pending road improvements.
- Road hierarchy on maps can be easily addressed.
- Boulevard may be the major route for the Ballynoe extension area, likely to have a 30km per hour speed limit.
- The proposed boulevard runs with contours and is most likely route for pedestrians/cyclists from the east to the train station/ferry terminal.
- Boulevard will be 6m wide with footpaths, as per PA’s guidelines.
- Issue regarding maintaining the stream, as there are fish species present, and making the stream secure for residents.
- Will provide further details re. garden spaces at application stage.
- Part V – PA raised issue re. the area of a proposed 4 bed unit, which has been reduced and proposal resubmitted to Housing Department.

Planning Authority’s comments:

- Numerous issues to be addressed - the design strategy, i.e. placement of units, roads, back boundaries, open passive areas placed in unsuitable areas all affect the long term buy-in of a scheme.
- No specific policy in LAP to maintain existing hedgerow but there are general objectives in the County Development Plan.
- Acknowledge lower density policy in Cork, tension with national guidelines.

- Original objective to achieve connection from Ticknock Road to Tay Road via 2 roads – U04 at southern end and U04 at other end. No direct connection, staggered junction is proposed.
- Prospective applicant to provide justification why they have deviated from this objective.
- Proposed boulevard road ends at end of prospective applicant's property, PA own adjoining lands.
- Road no. 4 is an intermediate route, connects Tay Road with local road. The local road's importance is based on that connection as it is the main road into Cobh. The importance of this road should be outlined at application stage. Should be similar to boulevard/feeder road discussed.
- Part V – agreement in principle with Housing Department.

ABP comments re. application stage:

- Address the Urban Design Manual and 12 criteria, show consistency with Ministerial guidelines at application stage.
- Address the usability of open space/garden provision, set out proposals for usability – will gardens be tiered, etc.
- Provide justification/rationale of the scheme having regard to site constraints.
- Connectivity – show connections through the site and outside, i.e. how you get through site; how you get to town, train station and wider area – include a map at application stage.
- Outline pedestrian/cycle path routes through the site and open space areas.
- Road hierarchy should be clear, will help with place making.
- Open space – differentiate between active zones and passive zones at large open space area, a central feature of the proposed development. How will residual open space be addressed in terms of usability and functionality? Interface between proposed site and Tay Road, existing stream – fence proposed.

3. Any Other Matters

ABP sought further elaboration/discussion on:

- Car parking provision – 71 visitor spaces proposed.

Prospective Applicant's response:

- Car parking is proposed outside each house and have made provision for visitor parking intermittently through the scheme.

ABP invited parties to raise any outstanding matters.

- No outstanding matters arose from the Prospective Applicant or Planning Authority.

ABP comments re. application stage:

- Show compliance with Development Plan requirements re. car parking provision.
- Construction Management Plan outlining details of any cut and fill and depositing to be submitted.
- Phasing plan to be submitted.
- Drawing illustrating which areas are to be taken in charge to be submitted.
- Colour coded drawings showing roads hierarchy, unit type, unit mix and connectivity through site to be submitted.
- An application for over 200 residential units should be accompanied by a schools' report.

Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published.
- Sample notices, application form and procedures are available on the ABP website.
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
February, 2017