



An  
Bord  
Pleanála

## Record of Meeting ABP-300549-17

<b>Case Reference / Description</b>	135 no. houses, crèche and associated ancillary development works. Hazel Brooke, Spa Glen, Mallow, Co. Cork.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	2 <sup>nd</sup> February, 2018	<b>Start Time</b>	11.30 am
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	12.40 pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Tom Halley, McCutcheon Halley Planning
Cora Savage, McCutcheon Halley Planning
Emer Sexton, McCutcheon Halley Planning
Cheryl O'Connor, McCutcheon Halley Planning
Kieran Flynn, Greenstone Properties Limited
Eamonn Gahan, Deady Gahan Architects
Bernard Carty, Deady Gahan Architects
Rob Winkel, Punch Engineering Consultants
Cian Murphy, Punch Engineering Consultants
Brian Murphy, MHL Consulting Engineers

Jim Kelly, Cunnane Stratton Reynolds
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### **Representing Planning Authority**

Noel Sheridan, A/Senior Planner
Ronnie Barry, A/Senior Executive Planner
Giulia Vallone, Senior Executive Architect
Peter O'Donoghue, Senior Engineer
John O'Dell, Executive Engineer
Séan O'Brien, Administrative Officer

### **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and 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 24<sup>th</sup> 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 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 21<sup>st</sup> 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. **Surface Water Management and Flood Risk**
2. **Traffic and Access**
3. **Development Strategy to include density, layout, open space, connectivity, phasing and integration with adjoining lands**
4. **Any other matters**

### 1. Surface Water Management and Flood Risk

#### ABP sought further elaboration/discussion on:

- Flooding

#### Prospective Applicant's response:

- Development site (i.e. where development is being proposed) is above flood levels
- No development proposed on flood zones
- Second attenuation tank proposed on site

#### Planning Authority's comments:

- Generally satisfied with information provided to date
- Indicated that existing development to east currently at FI stage

### 2. Traffic and Access

#### ABP sought further elaboration/discussion on:

- Traffic congestion and capacity of network to cater for development as outlined in PA Opinion
- Contributions in respect of works to Mallow Bridge as outlined by PA – clarity as to the extent to which the proposed development benefits from these works (and portion to be attributed to development)
- Extent of 'road/junction improvement works' proposed outside of site (on behalf of PA) – included in application site boundary
- Previous permission noted and 'unfinished' nature of estate, i.e. principle of development established and clarity as to additional impact of proposed development compared to that previously permitted (albeit expired)

#### Prospective Applicant's response:

- Proposed improvements to Spaglen Road outlined
- Applicant to purchase lands to carry out improvements and will include in application
- Pedestrian linkages to be provided by applicant
- Traffic and transport assessment carried out
- No discussions with PA regarding final costings of improvements, further discussions required

#### Planning Authority's comments:

- Detailed study has been carried out regarding junction and network capacities in Mallow
- Need to consider impact of proposed development on Mallow bridge
- Proposal to provide boardwalk attached to bridge at cost of c. €2.2m
- Part 8 has been obtained in relation to upgrade but will not be fully funded, commencement proposed for 2019

- Significant financial contribution will be required from applicant, over and above section 48 contributions and payment of Spaglen junction improvements

### **3. Development Strategy to include density, layout, open space, connectivity, phasing and integration with adjoining lands**

#### **ABP sought further elaboration/discussion on:**

- Density proposed vis-à-vis national guidelines (i.e. 35-50 units/ha)
- Quantum and configuration of open space proposed having regard to shortfall in existing development
- Clarification re location of wayleave on southern part of site
- Justifications of typology and mix of units (predominantly 3 and 4 beds)
- Clarification on boundary treatment to N72 including treatment of residual lands between units and N72

#### **Prospective Applicant's response:**

- Density increased following section 247 meetings with PA
- Density increase from that permitted ie. from 22units/ha to 31 units/ha
- Density objective in LAP, different house types would need to be introduced to achieve higher density
- Open space is higher on the site to compensate for the lack of open space in Phase 1 of the development (already completed)
- No wayleave along N72, buffer provided for possible future re-alignment of N72
- Will liaise with PA prior to lodging application regarding N72 re-alignment
- Roads size decreased to provide home zone areas
- Part V proposals submitted to PA for agreement including distribution of units
- Provision on southeast of site for connectivity to future developments

#### **Planning Authority's comments:**

- Prospective applicant has generally responded to issues raised in section 247 meetings
- Could further improve connectivity of public spaces and creation of a sense of place
- Suggested that parking could be re-located behind footpaths to improve public spaces to improve sense of place/security within communal spaces/footpaths
- No proposals to upgrade/realign N72

### **4. Any Other Matters**

#### **ABP Comments:**

- Clarification that NIS screening report will be submitted

#### **Planning Authority's comments:**

- Suggested that consideration be given to matters that third parties may raise particularly having regard to any differences is what was previously permitted and what is now being proposed

#### **Conclusions**

##### **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](mailto: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](mailto:spatialplanning@water.ie)

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Rachel Kenny  
Director of Planning  
February, 2018