



An
Bord
Pleanála

Record of Meeting ABP-300557-18

Case Reference / Description	457 no. dwellings (425 no. houses, 32 no. apartments). Lahardane, Ballyvolane, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	2 nd February, 2018	Start Time	2.00 pm
Location	Cork County Council b	End Time	3.55 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

David Watson, Longview Estates Limited
Derry Guy, Longview Estates Limited
Barry Walsh, Longview Estates Limited
Liam de Barra, Longview Estates Limited
Liam DeBarra, Longview Estates Limited
John Crean, Cunnane Stratton Reynolds
Orla O' Callaghan, Cunnane Stratton Reynolds
Jim Kelly, Cunnane Stratton Reynolds
Paul Horgan, Horgan Carroll
Michael Carroll, Horgan Carroll
Ken Manley, MHL Consulting
John Cronin, John Cronin and Associates

Karen Banks, Greenleaf Ecology

Representing Planning Authority

Noel Sheridan, A/Senior Planner
Enda Quinn, Executive Planner
Paul Killeen, Assistant Planner
Sharon McDonald, Assistant Planner
Mark Collins, A/County Architect
Peter O'Donoghue, Senior Engineer
Donald Cronin, Senior Executive Engineer
David Hind, Senior Planner
Robert O'Sullivan, Executive Engineer
Gerard O'Hora, Executive Engineer
Seán 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 24th 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 22nd 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. Phasing of Development with specific regard to Local Area Plan provisions, particularly the 'Indicative Development Programme'**
- 2. Surface Water Management and Flood Risk**
- 3. Traffic and Transportation including DMURS to include connectivity, pedestrian and cycle routes**
- 4. Development strategy to include density, layout, open space, accessibility, phasing and integration with adjoining lands**
- 5. Visual Impact and Landscape Strategy**
- 6. Any other matters**

1. Phasing of Development with specific regard to Local Area Plan provisions, particularly the 'Indicative Development Programme'

ABP sought further elaboration/discussion on:

- Rationale for developing at this location, in that it appears to be leapfrogging other sites/zoned lands
- Topography of site is challenging and increases potential 'environmental/sustainability' impact of the proposed development in the wider area
- Connectivity to services (infrastructure and community, educational, shops, etc.)
- Possibly premature pending commencement and completion of Infrastructure related studies (e.g. Traffic and Roads, Landscape, etc. – as identified in LAP)
- Extent of infrastructure proposed to be delivered in Phase 1

Prospective Applicant's response:

- This development will not only unlock site but also other sites zoned for development
- Statement of Consistency describes how development is consistent with table 3:4:2 and 3:4:3 of the County Development Plan
- Significant infrastructure will be provided by applicant
- Linkages to city to be discussed further with PA, delivery of future road infrastructure (and footpaths/cycleways, etc.)
- Lands built up to west of site

Planning Authority's comments:

- Development normally take place sequentially, phasing presented in LAP relates to numbers proposed as opposed to locations to be developed first recognising landownership constraints
- Developer proposes to provide significant infrastructure that will serve wider area/other sites – and without this funding development in the area remains constrained

2. Surface Water Management and Flood Risk

ABP sought further elaboration/discussion on:

- Surface water management, potential flooding in Blackpool

Prospective Applicant's response:

- Engineering report deals with reduction of run-off from site into network

Planning Authority's comments:

- Infiltration from Phase 1
- Where system connecting to 3rd party land, consent required from landowner

3. Traffic and Transportation including DMURS to include connectivity, pedestrian and cycle routes

ABP sought further elaboration/discussion on:

- Street hierarchy, compliance with DMURS
- Connectivity, creating sense of place, passive surveillance
- Connectivity back to urban centre and associated services by means of bike/walking – demonstrate how modal shift will be encouraged and achieved
- Permeability for urban park/school site
- Connection through clusters
- Cut and fill on site
- Taking in charge
- Encroachment on school site

Prospective Applicant's response:

- Pedestrian access from cluster C to link road
- Bridge link/pedestrian/cycleway to urban park
- Spine road defined by LAP
- Use of materials/finishes to provide sense of place
- Cut and fill will be used in road foundation or removed to other sites
- Two separate schools can be located on proposed site, land to south of site also designated educational

Planning Authority's comments:

- Proposed development appears disjointed
- Hierarchy of roads not clear
- Issue with typography of site
- Linkages need to be different but connected
- Consider following contours for layout, used landscaping to tie in roads

4. Development strategy to include density, layout, open space, accessibility, phasing and integration with adjoining lands

ABP sought further elaboration/discussion on:

- Density proposed, not sustainable regarding public transport and land usage (for a strategic expansion area to Cork City)
 - Mix of units proposed
 - Development of land relying on upgrades, junction upgrades outside applicant's control
 - Detail delivery of phasing/infrastructure
- Functionality of open space particularly in cluster areas and creation of passive surveillance

Prospective Applicant's response:

- Higher density creates more traffic issues
- NTA at pre-app meetings indicated concern re. lack of vehicular capacity within Cork City – therefore number of units on site reduced accordingly
- City Council have commenced upgrade works to North Ring Road
- Land to be obtained from 3rd party landowner to provide linkage to junction
- Discussions with Irish Water regarding sewer, pump station proposed on public lands
- Embankments to rear of dwellings to be included in private gardens

Planning Authority's comments:

- Traffic/transport discussions with City Council yet to be resolved
- Ballyhooley road requires upgrading, relies on urban expansion of LAP lands
- Financial contribution required from applicant
- Section 47 agreement will be signed with applicant if proposed development is granted permission
- PA not party to discussions between applicant and Irish Water, foul water at capacity in city, water network can connect into adjoining estate

5. Visual Impact and Landscape Strategy

ABP sought further elaboration/discussion on:

- Indicative Development Programme, Status of LAP Landscape Strategy
- Visual impacts, phasing and impacts on landscape

Prospective Applicant's response:

- Landscaping addressed in application

Planning Authority's comments:

- Preparation of Landscape Strategy has not commenced yet.

6. Any other matters

ABP sought further elaboration/discussion on:

- EIAR issues – to include greater assessment re. quarrying/cut and fill – and having regard to phasing of development
- Alternatives to be considered – i.e. why this site and why now, and why in the manner proposed

Prospective Applicant's response:

- Agreed to consider the potential impacts of the development, phase by phase
- Will elaborate on quarrying (excavation and export of materials from site) in greater details
- Will provide greater analysis of alternatives – justification for the development and the proposed design of the scheme (nature and scale and density/mix)

Planning Authority's comments:

- No further comment

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 **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, 2018