



An
Bord
Pleanála

Record of Meeting ABP-301431-18

Case Reference / Description	Demolition of existing dwelling, derelict coach house and farm buildings. Construction of 231 no. residential units, crèche, realignment of Cooneys Lane and all associated works. Cooneys Lane, Graigue, Grange, Co. Cork		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	24 th May, 2018	Start Time	11.30 am
Location	Cork County Council Offices	End Time	1.10 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Cora Savage, MH Planning
Susan Cullen, MH Planning
Tom Falvey, Applicant
Brendan Dwyer, GCA Architects
Geraldine Coughlan, GCA Architects
Isla Rutgers, Isla Rutgers Architecture
Ross O'Donovan, JHK Consulting Engineers
Andrew Ryan, MHL Consulting Engineers
Katherine Kelleher, Kelleher Ecology Services
Louise Ahern, Architectural Heritage Consultant

Representing Planning Authority

Paul Murphy, Senior Planner
Greg Simpson, Senior Executive Planner
John Lalor, Assistant Planner
Martin McCormick, Executive Engineer
Peter O'Donoghue, Senior Engineer
Odhran O'Keeffe, Executive Engineer
Sean 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 14th May, 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 18th April, 2018 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. Development strategy for the site to include density; housing mix; layout in the context of DMURS; open space; architectural heritage; connectivity/permeability; childcare facility**
- 2. Drainage – surface water disposal and foul drainage**
- 3. Ecology**
- 4. Archaeology**
- 5. Any other matters**

Agenda

- 1. Development strategy for the site to include density; housing mix; layout in the context of DMURS; open space; architectural heritage; connectivity/permeability; childcare facility**

ABP sought further elaboration/discussion on density/housing mix:

- Density having regard to national policy, in particular in the context of the site's proximity to Douglas and Cork city and to established services/facilities, employment centres and transport links in the vicinity
- Majority of housing mix proposed are 3 bedrooms houses, greater mix of units may need to be considered in particular having regard to existing residential supply in vicinity, which is primarily three-bedroom housing

Planning Authority's comments:

- PA had highlighted density issues as part of the section 247 meetings

Prospective Applicant's response:

- Had regard to national guidelines and market in area, will reconsider density prior to lodging application
- Density has been increased on north of site having regard to PA comments
- Scope to increase density but higher density may not provide for a viable development

Further ABP comments:

- Have regard to Appendix A of Sustainable Residential Development in Urban Areas (2009) when calculating net density, in particular to areas to be included/excluded in calculations. Calculations will be examined at application stage
- Re-examination of proposal in light of above and/or robust justification to be provided at application stage for proposal submitted
- Referred prospective applicants to previous SHD applications which have been refused permission by ABP on reasons of density, unit mix and layout

ABP sought further elaboration/discussion on layout/open space:

- Future role of Cooney's Lane in the context of the wider area, together with clarification as to whether proposed footpath will connect up with existing footpath associated with residential development to north of site

- Re-examine proposal in light of potential to provide a strong urban edge along Cooney's Lane road frontage, context of the area is changing with move away from rural/suburban area to a denser, more urban area- design/layout of proposal to reflect this- may help in increasing density/providing for greater unit mix
- Proposed development is quite roads based, with limited hierarchy of streets, a number of cul-de-sacs, parallel roads and parking impinging on open spaces - require consistency with DMURS
- Public/communal open space proposed may be considered residual in nature, usability of space questioned in context of ground levels, impact of parking on open space also questioned
- Re-examine proposal in light of providing good quality, usable, supervised open space with quality landscaping, identify passive/active areas, address parking impinging on such areas, address interaction between proposed open space and that adjoining within the Ardfield development

Prospective Applicant's response:

- Footpath connects from proposed development to adjacent residential development and extends up to Grange Road
- Parking located in areas that could be manipulated regarding levels- queried degree of parking required in such developments

Planning Authority's comments:

- TII require the local road to provide local function
- Speed will have to be reduced (traffic calming) along public road and provision of pedestrian/cyclist safety, provision of good connections from proposed development to Grange Road
- Grange Road will have priority QBC and cycle route, will act as a spine road running parallel to N40
- Address permeability north/south through site
- Trees may impede services through site, address areas to be taken in charge (PA won't take shared areas in charge)
- Parking standards set out in operative County Development Plan

Further ABP comments:

- Creation of hierarchy, sense of place, character areas with strong urban edge along Cooney's Lane- referred to 12 criteria within Urban Design Manual
- Elevational treatment of units gabling onto Ardfield estate important given the elevated nature of this site relative to housing within Ardfield development
- Address interface between public/communal and private open space in application
- There should be no discrepancies between drawings lodged in application
- Schedule to be included relating to private open space provision
- Quality paramount regarding all finishes/materials in proposed development
- Reference to national guidance with regards to provision of parking

ABP sought further elaboration/discussion on architectural heritage:

- PA Opinion refers to their preference to retain the building currently on site to the north

Prospective Applicant's response:

- Building had previously been lived in and reports on previous applications reflected this
- Structures do not meet ministerial requirements regarding designation as protected structures

Planning Authority's comments:

- Previous proposals included the retention of these buildings, they are now to be removed and new buildings built on footprint
- Conservation Officer requests that the buildings be recorded if they are to be removed

Further ABP comments:

- Application should provide rationale if buildings are to be demolished

ABP comments on connectivity/permeability:

- Plans and drawings should show all connections (pedestrian, cycle and vehicular) both internally within the site and externally to surrounding areas to include Douglas; transport links and established services/facilities in vicinity; adjoining residential development and designated open space to the east

ABP sought further elaboration/discussion on childcare:

- PA Opinion raises issues with number of childcare spaces proposed

Planning Authority's comments:

- Childcare Guidelines require 20 childcare places per 75 units proposed

Further ABP comments:

- Justification required at application stage regarding proposals in this regard
- Childcare Report should address anticipated demand and should outline where existing childcare facilities are located within the area, their capacity and spaces currently available

2. Drainage – surface water disposal and foul drainage

ABP sought further elaboration/discussion on:

- Surface water disposal issues in the adjacent Ardfield development

Prospective Applicant's response:

- Underground attenuation proposed, distributed in different locations around proposed site
- Further surveys to be carried out and additional consultation proposed with Irish Water in advance of lodging planning application

Planning Authority's comments:

- Attenuation system failed and deteriorated in Ardfield estate
- Design underway to carry out remediation works
- Proposed development discharging separately, attenuation discharging separately into stream

- Concern over future maintenance to be addressed in application documentation, attenuation system should be located in open area for ease of access

Further ABP comments:

- Any legal consents required to be submitted with application
- Irish Water network may require upgrade as per Pre-Connection Enquiry letter
- Constraints should be identified and addressed, clarification as to who will deal with them, bear in mind that they may be subject to a separate consent process and if so this proposed development may be considered premature by the Board

3. Ecology

ABP sought further elaboration/discussion on:

- Possibility of bats and breeding birds in farmhouse and associated out-buildings on site, survey to be carried out as per PA Opinion

Prospective Applicant's response:

- Currently in height of season, relevant surveys and reports will be prepared

4. Archaeology

ABP sought further elaboration/discussion on:

- PA Opinion with regard to the carrying out of an archaeological assessment on site

Prospective Applicant's response:

- Will consult further with the PA in relation to this

5. Any other matters

ABP comments:

- Taking in charge proposals including drawings to be included in application
- Traffic Impact Assessment to be included in application with particular regard to addressing objective SE-R-07 in the Development Plan
- Building Life Cycle Report and School Demand Report to be included with application

Planning Authority's comments:

- Address all issues raised
- Consider improving north/south connectivity with regard to pedestrian/cycle paths
- Further consultation required in relation to Part V if density is to be increased

Prospective Applicant's comments:

- Traffic Impact Assessment will be updated for application

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

Tom Rabbette
Assistant Director of Planning
June, 2018