



An
Bord
Pleanála

Record of Meeting ABP-301758-18

Case Reference / Description	157 no. residential units, access from the existing Maple Woods entrance off the R630, provision of pedestrian and cycle way improvements on the R630 from the entrance to the existing Maple Woods estate to the Ballinaurra junction to the north and associated site works. Maple Woods, Ballynacorra, Midleton, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	16 th July, 2018	Start Time	11:30 am
Location	Offices of Cork County Council	End Time	1:20 pm
Chairperson	Tom Rabbette	SEO	Kieran Doherty

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

Representing Prospective Applicant:

Catherine Hanly, Glenveagh Homes Limited
John Crean, Cunnane Stratton Reynolds
Jan Oosterhof, Cunnane Stratton Reynolds
Jim Kelly, Cunnane Stratton Reynolds
Patrick O'Toole, Meithael Design Partners
Stephen O'Grady, DOSA Consulting Engineers
Ken Manly, MHL Engineers

Representing Planning Authority

Kieran McKeone, Executive Engineer
Noel Sheridan, Senior Planner
Peter O'Donoghue, Senior Engineer
Dave Clarke, Senior Executive Engineer
Anthony Callery, Assistant Engineer

Introduction

The representatives of An Bord Pleanála (ABP) greeted the prospective applicant and planning authority (PA), and thanked the planning authority for facilitating the meeting in their offices. The procedural matters were stated:

- A written record of the meeting will be taken
- Digital recording of the meeting is prohibited
- 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
- 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 Inspector dealing with the pre-application consultation request will not deal with the application when it is submitted

The ABP representatives acknowledged the letter dated 5th June 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 26th June 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 opinion.

Agenda

1. Development Strategy for the site including density, layout and open spaces, connections to adjoining lands.
2. Roads Infrastructure, Access and Parking
3. Wastewater
4. Surface Water Management and Flooding
5. Childcare Facilities
6. Any other matters

1. Development Strategy including Density and Layout

ABP sought further elaboration/discussion on:

- Proposed density of 32 units per hectare, potential for higher density given the location of the site and National Guidelines

Prospective Applicant's response:

- There is a net density of 36 when internal roads are omitted
- Retro fitting onto an older estate can be problematic and requires an appropriate design
- The original design was for 25.9 units per hectare, but this has been increased to between 32 and 36
- There is a large distributor road to consider

Planning Authority's comments:

- The density of 32 units is consistent with the Cork Development Plan and local area plan
- A greater housing mix would be welcomed with more 3-bed apartments

ABP comments re. application stage:

- When calculating density, the planning guidelines include internal roads
- The planning guidelines require a density of 35-50 units for outer suburban development. Net densities of less than 30 units should be discouraged
- The Board considers open space to be included in density calculations
- Midleton has a good commuter rail service 3 km away
- Provide rationale if proposed density is to be maintained
- Consider recent Strategic Housing decisions and be aware the Board has refused applications on the grounds of density being too low

2. Open Space

ABP sought further elaboration/discussion on:

- The Design Manual for Urban Roads and Streets (DMURS) must be considered
- Surveillance and amenity of open spaces

Prospective Applicant's response:

- There is a degree of open space surveillance from the existing Maple Woods development

- Planting will cover some of the blank walls. However, some planting will be difficult as the proposed development faces the north side of the wall at the existing duplex block
- The green area beside the apartments can be described as an external room

Planning Authority's comments:

- The open space design needs further consideration
- Acknowledges the difficulty of fitting a new design into a 14-year-old development

ABP comments re. application stage:

- Poor surveillance of open space
- Amenity of the open space is affected when facing blank walls
- Garden furniture and sheds will project over garden walls and be visible from the open space

3. Adjoining Lands

ABP sought further elaboration/discussion on:

- Treatment of the existing duplex block
- Residential adjacency drawings
- DMURS stresses connectivity
- A taking in charge drawing showing up to boundary grass verges, paths or roads has not been provided

Prospective Applicant's response:

- Internal connectivity is the aim
- The permitted scheme did not allow for connections to the north and west so this restriction was followed
- Connections can be incorporated into plans
- Deliberate attempt to make smaller neighbourhood spaces rather than one large space
- There has been a series of iterations following discussions with the planning authority

Planning Authority's comments:

- The area between the duplex and apartments has improved over the course of the section 247 meetings
- It is good practice for a taking in charge drawing to show to the boundary

ABP comments re. application stage:

- The turning area for the original proposed crèche in the estate is in the charge of Cork County Council. Can this be incorporated as an area of open space even though it is outside the red line boundary?

4. Parking and Access.

ABP sought further elaboration/discussion on:

- Car parking in open spaces can be problematic

- Providing 324 car parking spaces for 157 residential units could be considered excessive. Reference should be made to the Design Standards for New Apartments Guidelines

Prospective Applicant's response:

- Parking can be revisited – just one parking space may be more appropriate for a 2-bed house
- The red line boundary will include road works
- There is an existing pedestrian connection to Ballinacurra and to schools

Planning Authority's comments:

- There is a need for cycle and pedestrian connectivity
- N25 is a barrier
- School traffic is an issue. Midleton schools are clustered.
- A cycling spine is proposed for the Bailick Road and is at design stage with the NTA. The design should be completed this year with Part 8 approval sought in 2019. Developers with land in the vicinity will be expected to significantly contribute to the cost
- A bus route serves the site
- Access to the N25 is an issue, an upgrade scheme is proposed. The scheme is not yet designed
- The prospective applicant could deliver part of the connectivity as part of a planning application as no CPO is required. The planning authority would still follow the Part 8 process in case the proposed development does not proceed
- Works at the Lakeview Avenue Roundabout will be development driven as development contributions will be required. Improvements here would facilitate development on land to the south of the roundabout
- The existing estate has an issue with internal traffic speeds. Retro fits to the spine road in accordance with DMURS could be done by the prospective applicant but any upgrade would have to be within the red line boundary

ABP comments re. application stage:

- Good connectivity is emphasised by the Board
- Demonstrate that the planning authority is agreeable to the proposed connectivity

5. External Finishes.

ABP sought further elaboration/discussion on:

- A considerable amount of render finish is proposed for the apartment block

Prospective Applicant's response:

- Finishes can be reconsidered

Planning Authority's comments:

- Brick finishes should be used sparingly, there are alternative low maintenance finishes

ABP comments re. application stage:

- Details of the proposed finishes and maintenance of same
- A lifetime cycle report is required

6. Waste Water

ABP sought further elaboration/discussion on:

- Waste water treatment for the proposed development
- A letter from Irish Water dated 22nd June 2018 refers to Confirmation of Feasibility for 140 residential units and that capital works must be carried out to the Midleton waste water treatment plant
- The Irish Water letter states that consent, and an EPA licence, may be required for the treatment plant upgrade

Prospective Applicant's response:

- There was a typo in the Irish Water correspondence with regard to the number of units that could be served. 157 houses were confirmed
- The prospective applicant will contribute to an upgrade of the waste water treatment plant, its design is being finalised and it is not clear whether it will require any planning consent
- Pending the upgrade, Irish Water intend to pump waste to Carrigtohill for treatment; however, it is not known whether this involves new infrastructure or compulsory purchase of land

ABP comments re. application stage:

- It must be clear that any required infrastructure can be delivered
- If consent is required to upgrade the WWTP, an application for housing could be premature
- Prospective applicant is strongly advised to contact Irish Water for clarity and to determine if consent is required and any licensing requirements
- The Board can impose occupancy conditions but only where consent exists and infrastructure can be delivered within a reasonable timeframe relative to the delivery of the SHD
- Is there treatment capacity from the extant permission that was not taken up?

7. Surface Water Management

ABP sought further elaboration/discussion on:

- Justification as to why there is no surface water management
- Would a sustainable drainage system be appropriate?

Prospective Applicant's response:

- Surface water will be dealt with by attenuation and then discharge to the estuary

Planning Authority's comments:

- The proposed development is located in a karst area so infiltration on site is not acceptable. The safest way to dispose of the surface water is therefore via the estuary

ABP comments re. application stage:

- The rationale behind the surface water management strategy should be clearly stated

8. Childcare Facilities

ABP sought further elaboration/discussion on:

- Permission was granted for a crèche in the original application for the estate; however, no crèche was constructed and none is proposed
- Childcare facility guidelines require a facility, providing a minimum of 20 childcare places, for every 75 dwellings

Prospective Applicant's comments:

- There is no commercial demand for a 40 child crèche
- A number of existing Montessori facilities in the area have closed
- Spaces are available in other local crèches
- The existing Maple Wood development is now a mature estate so existing residents will already have childcare arrangements in place
- Afterschool provision is more of a requirement
- Any space used for a crèche would reduce the density of the proposed development

Planning Authority's comments:

- The childcare committee may require additional childcare places

ABP comments re. application stage:

- The commercial viability estimate is based on a 40 place crèche having regard to the size of the proposed development; however, this does not consider the size of the whole development including the existing Maple Woods estate
- When taken in conjunction with the existing estate a 60-80 child crèche would be required. This will need to be addressed in the application
- Any document addressing a 40 child crèche may not be sufficient
- A robust justification for not providing a crèche is required

9. Any other Business

- The prospective applicant and planning authority have agreed that 10% of the difference in units between the previously permitted and proposed development should be transferred to the local authority under Part V as the full 20% of the earlier permission was provided even though it was only partially built

- The financial contribution credit from the parent consent will be checked by the local authority contribution section and addressed in the planning report

10. 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
- A stand-alone website is required for the planning application. The labelling of documents should be carefully checked
- There is no provision for ABP to seek further information from applicants
- A list of prescribed bodies will be provided with the ABP Opinion
- 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



August, 2018