



An
Bord
Pleanála

Record of Meeting ABP-302125-18

Case Reference / Description	Construction of 207 no. residential units (152 no. houses, 55 no. apartment units), crèche and all ancillary site works development works. Ardarostig, Bishopstown, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	27 th August, 2018	Start Time	11:30 am
Location	Offices of Cork County Council	End Time	1.10 pm
Chairperson	Tom Rabbette	EO	Cora Cunningham

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Conor Frehill, HW Planning
Eamonn Gahan, Deady Gahan Architects
Harry Walsh, HW Planning
Jim Kelly, Cunnane Stratton Reynolds
Liam O'Toole, DOSA Consulting Engineers
Mark O'Connell, Deady Gahan Architects
Steve Cassidy, Applicant

Representing Planning Authority

Greg Simpson, Senior Executive Planner
Mary E. O'Brien, Executive Architect
Odhran O'Keeffe, Executive Engineer
Paul Murphy, Senior Planner
Peter O'Donoghue, Senior Engineer
Sean O'Brien, Administrative Officer
Susan Hurley, Executive Planner

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 17th July, 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 10th August, 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 to include consistency with zoning objective and national policy, density, integration of development site with strategic land bank**
2. **Urban Design to include layout; open space; connectivity/permeability**
3. **Traffic and Transportation**
4. **Irish Water Confirmation of Feasibility**
5. **Drainage including flood risk- service connection via adjoining local authority**
6. **Archaeology**
7. **Any other matters**

1. Development strategy for the site to include consistency with zoning objective and national policy, density, integration of development site with strategic land bank

ABP sought further elaboration/discussion on:

- Consistency with local zoning objective and national policy- strategic site currently within administrative boundary of Cork County Council. Access onto Waterfall Road, which is within administrative boundary of Cork City Council – entire site will come within administrative boundary of Cork City Council in 2019; application being made to ABP
- Density proposed having regard to national policy, in particular in the context of the site's proximity to Bishopstown and Cork city and to established services and facilities, employment centres and transport links in the vicinity
- 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
- Strategic land bank and its location relative to development site- possible implications for development site
- Appropriate improvement to road network, as per LAP zoning objective

Prospective Applicant's response:

- Outlined conflict between local and national policy, applicant has had regard to national policy and other SHD applications in county
- Buffer zone proposed had regard to issues raised by PA in relation to visual impacts and landscape designation
- Tried to strike balance between number of units and topography of site
- Visual Impact Assessment carried out on site, photomontages acknowledge impacts, tree planting will assist visual impact
- Acknowledge requirement for Traffic Impact Assessment, a comprehensive assessment will be undertaken once school holidays are over
- Issues with pedestrian connections eastwards due to lands in 3rd party ownership

Planning Authority's comments:

- Acknowledge that site will be in jurisdiction of City Council in May 2019
- Visible localised hill, implications of future development from visual perspective within wider area
- Issues regarding road improvements as per zoning objective, setbacks and connectivity to existing footpath, connectivity by footpath to N40 from Waterfall Road not currently achievable
- No traffic assessment carried out on Waterfall Road
- Cycle network plan for Cork Metropolitan Area

ABP comments:

- Advised that consultation be carried out with both PA's before application is lodged
- Re-examination of proposal in light of above and/or robust justification to be provided at application stage for proposal submitted

2. Urban Design to include layout; open space; connectivity/permeability**ABP sought further elaboration/discussion on:**

- Re-examine proposal in light of potential to provide a strong urban edge along Waterfall 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 typology/mix
- Proposed development may be considered to be quite roads based, with limited hierarchy of streets-require consistency with DMURS
- Re-examine connectivity through to adjoining lands – bring roads/footpaths right up to boundary edge with no ransom strips
- Some public/communal open space proposed may be considered residual in nature, usability of some space questioned in context of ground levels
- Proposal may need to be re-examined in light of providing good quality, usable, supervised open space with quality landscaping, identify passive/active areas, address interaction between proposed open space and that adjoining within the SLR

Prospective Applicant's response:

- Highlighted issues relating to levels at front of site relative to public road, topography of site and difficulties of providing urban edge
- Proposed open space to south to become a well-managed, semi-natural open space
- Road hierarchy will be further addressed in application documents

Planning Authority's comments:

- Agree with ABP comments
- Have issue with regard to appropriate treatment of open space buffer zone, how will this area be used/managed
- Consider creating courtyard areas, inclusion of trees at table top junctions to assist with traffic calming
- Elevational designs and finishes should be consistent across development

ABP comments:

- Creation of hierarchy, sense of place, character areas, interface with Waterfall Road- referred to 12 criteria within Urban Design Manual
- There should be no discrepancies between drawings lodged in application
- Further consideration of the proposal in relation to providing greater mix of unit types/sizes, active/passive quality open space, no ransom strips at boundaries
- Have regard to other SHD applications and how issue of open space was addressed

3. Traffic and Transportation

ABP sought further elaboration/discussion on:

- Issues raised in PA Opinion and City Council's submission
- Details required in relation to extent of works required along Waterfall Road
- Reduction of speed on Waterfall Road
- Provision of bicycle/pedestrian pathways along Waterfall Road

Planning Authority's comments:

- Agree with comments of City Council
- Transport Assessment will have to address the improvement of connectivity which is challenging in the area
- Scope of Traffic Impact Assessment should include both PA jurisdictions

ABP comments:

- Traffic Impact Assessment to be submitted with application
- Need to liaise with both PA's before lodging application
- Ensure all proposed future connections are shown to site boundary in drawings

4. Irish Water Confirmation of Feasibility

ABP comments:

- Confirmation of Feasibility needs to be submitted with request for section 5 pre-application consultation, as per requirements of SHD legislation

Prospective Applicant's Response

- Highlighted delay in obtaining Confirmation of Feasibility from Irish Water

5. Drainage including flood risk- service connection via adjoining local authority

ABP sought further elaboration/discussion on:

- Irish Water submission which refers to requirement for wastewater network and pump station upgrades

Prospective Applicant's response:

- Existing pump station serving 4 houses, proposed application to provide pumping station on site to provide for proposed development
- 2 options available – proposed development will remain independent or 4 houses will also be connected into new pumping station
- Irish Water to determine what is proposed

- Applicant in discussions with both city and county councils

ABP comments:

- Site Specific Flood Risk Assessment to be submitted with application
- Any legal consents required should be submitted with application
- Constraints in relation to water-based services 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

6. Archaeology

ABP sought further elaboration/discussion on:

- Recorded Monument to south-east of site
- Address issues raised in PA Opinion with regard to the carrying out of an Archaeological Assessment and Geo-physical survey on site

Prospective Applicant's response:

- Proposed layout has regard to Recorded Monument, with creation of a buffer area

Planning Authority's comments:

- Address issues raised in PA Opinion

ABP comments:

- Justification relating to proposed layout and buffer zone to be included in application

7. Any other Business

ABP comments:

- Request issued to HSA seeking submission in relation to Seveso site, response will be appended to ABP Opinion
- Address issues raised in PA Opinion relating to crèche size, provide justification for same at application stage
- Address potential 3rd party amenity issues in Planning Report
- Development Description to include undergrounding of powerlines
- CGI's, visualisations, ecology study, School Demand Report, Building Lifecycle Report, phasing, taking in charge, flood risk assessment to be included in application documentation
- Tree survey should clearly indicate which trees are proposed for removal
- Woodland Management Plan to be included if woodland planting is proposed
- Have regard to new regulations relating to EIA

Prospective Applicant's comments:

- Ongoing discussions between applicant and HSA
- Both ESB lines are going underground, ongoing discussions with ESB
- ESB won't agree to sub-station until permission has been granted for proposed development
- No specific structure (sub-station) serving site

Planning Authority's comments:

- Woodland planting should include native plants
- Queried whether both ESB lines crossing site would be undergrounded

8. 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
September, 2018