



An
Bord
Pleanála

Record of Meeting ABP-302436-18

Case Reference / Description	308 residential units (236 no. houses, 72 no. apartments/duplexes), the demolition of out buildings and rear annex's associated with Lakeview House (a Protected Structure), change of use and extension of Lakeview House to provide a creche and all associated ancillary development works. Lakeview, Castleredmond, Midleton, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	5 th October, 2018	Start Time	11:30 a.m.
Location	Offices of Cork County Council	End Time	13:00 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O' Sullivan, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Michael Kelleher – O'Flynn Construction
Tom O'Driscoll – O'Flynn Construction
Brian Curtin – Hogan Architecture
Andrew Lane – Hogan Architecture
Ciaran O'Sullivan – DOSA Engineering
Stephen O'Grady – DOSA Engineering
Ken Manley – MHL Consulting Engineers
John Cronin – John Cronin & Associates

Ross Loughnane – Aecom
Tom Halley – McCutcheon Halley
Cora Savage – McCutcheon Halley

Representing Planning Authority

Noel Sheridan - A/ Senior Planner
Enda Quinn - A/ Senior Executive Planner
Sharon O’Connell - Area Planner
Giulia Vallone - Senior Executive Architect
Mona Hallinan - Conservation Officer
Barry Dolan - Graduate Engineer - Roads
Peter O’Donoghue - Senior Engineer
Dave Clarke - Senior Executive Engineer – Municipal District Roads & Engineering East Cork
Kieran McKeone - Senior Executive Engineer - Roads
Seán O’Brien - Administrative Officer

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 29th August, 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 25th September, 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. Access and connectivity, including the provision of links to adjoining lands and compliance with the provisions of DMURS.**
 - 2. Wastewater drainage, stormwater drainage and the supply of water.**
 - 3. Architectural heritage.**
 - 4. The provision of a suitable mix of housing, having regard to the needs of the community and the capacity of social infrastructure including that of local schools.**
 - 5. Residential amenity for occupants and neighbours.**
 - 6. Any other issues.**
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- 1. Access and connectivity, including the provision of links to adjoining lands and compliance with the provisions of DMURS.**

ABP sought further elaboration/discussion on:

- Vehicular access to the site
- Status of the land and links to adjoining lands
- Question of taking in charge
- DMURS
- Levy of contribution

Prospective Applicant's response:

- Concluded that access to south of site is not appropriate and the main access moved to the existing signals
- Part VIII granted for a slip road at roundabout, will discuss contribution levy with PA in respect of those works
- The land to the east of the site is zoned and is in separate ownership
- There would open spaces and mixed forms of parking along the spine road whose carriageway would be 6m without cycle lanes
- Working to maximise open space
- Agree to pinch points to keep speed low

Planning Authority's comments:

- Keep access far from Lakeview Roundabout to avoid congestion
- Part VIII to proceed early 2019 for planning in relation to cycle facilities along R630 with funding from NTA
- That Part VIII scheme will allow traffic calming, carriage narrowing
- Scheme would be lower priority if there was no residential development
- No issue with taking in charge
- Maximise public space where possible

- Pinch points to keep speed low – 30 km/h
- Part VIII in place for provision of slip road at roundabout. Scheme to meet regional not national road traffic demand and a special contribution required

ABP comments:

- NTA could make a submission on an application
- Notify NTA
- There is no opportunity to seek FI at application stage
- Agreement regarding contribution required prior to submitting an application, or clarification of any outstanding matters in dispute

2. Wastewater drainage, stormwater drainage and the supply of water.

ABP sought further elaboration/discussion on:

- Timeframe regarding the lifting of constraints on the feasibility of connection to the Irish Water sewerage network
- The proposal for a 7 year permission.

Prospective Applicant's response:

- Connection to Carrigtwohill plant to provide expansion- free up capacity at the Midleton plant
- As a result, Q4 2021 completion date for works subject to change
- P.A undertaking a part VIII and CPO may not be required so the timeframe may be less
- Carrying out of the prospective development would be in tandem with works to provide infrastructure.
- Works to wastewater network co-ordinated with LIHAF funding which has short timeframes
- Surface water drain is in place
- Attenuation is not required
- Pipe is oversized to allow capacity
- Satisfied that a 5-year development would be provided with adequate drainage infrastructure

Planning Authority's comments:

- Proposed Waterrock to Midleton wastewater connection– Cork Co. Co. running part VIII on behalf of Irish Water to expedite development in the town as is allowed under the legislation
- Attenuation not required in principle- but capacity for development at other lands would possibly be provided by some attenuation
- Infiltration not advisable – due to underlying karst limestone
- Agree to 5 - year proposed development

ABP comments:

- Continued discussions on wastewater and storm drainage
- No FI can be submitted at application stage
- 5-year permission is the standard – strong justification needed for longer period

3. Architectural heritage

ABP sought further elaboration/discussion on:

- Protected Structure on the site
- Status and type of structure
- Possibility of retaining historic fabric

Prospective Applicant's response:

- Protected structure is a derelict non viable house
- Plan to remove modern extensions and construct a creche
- Retain stone boundary walls and have car parking for the creche
- Restoration to keep historic fabric

Planning Authority's comments:

- Need Architectural Heritage Impact Statement

ABP comments:

- Need details of the Protected Structure with an application
- Architectural Impact Statement
- Will be referred to the Prescribed Bodies

4. The provision of a suitable mix of housing, having regard to the needs of the community and the capacity of social infrastructure including that of local schools.

ABP sought further elaboration/discussion on:

- Housing mix
- Density of the development
- Capacity of infrastructure in local schools

Prospective Applicant's response:

- 35% two-bedroom houses, Attic expansions and extensions are possible
- 4% four-bedroom houses
- Density is 32 dph but it is possible to increase
- 14% open space (19% including protected structure)
- Two primary and two secondary schools in walking distance of the development

Planning Authority's comments:

- Comply with LAP guidelines and National Guidelines
- Low on 4 bedroom houses
- Ensure houses are adaptable for conversions
- Examine mix in surrounding areas

ABP comments:

- In analysis look at mix in surrounding areas
- Examine density of the proposed development in line with guidelines
- Further discussions required regarding residential amenities

5. Any other Business

ABP comments:

- Proposed development is over 10 hectares
- EIAR requirement

Prospective Applicant's comments:

- Looking at NIS and screening
- EIAR to be submitted with application

Planning Authority's comments:

- PA confirms further discussions to take place with prospective applicant regarding issues outlined.

6. 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
October, 2018