



An
Bord
Pleanála

Record of Meeting ABP-302962-18

Case Reference / Description	207 no. residential units, creche and associated site works. Ballincollig, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	14 th December, 2018	Start Time	11.45 a.m.
Location	Offices of Cork County Council	End Time	1.20 p.m.
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Michael Coleman, Applicant
Jim Coleman, Applicant
Stephen Doyle, DMNA Architects
Harry Walsh, HW Planning
Deirdre Tobin, HW Planning
Padraig McElwain, JB Barry & Partners Engineering Consultants
Aidan O'Neill, JB Barry & Partners Engineering Consultants
John Fallon, JB Barry & Partners Engineering Consultants

Representing Planning Authority

Paul Murphy, Senior Planner
Greg Simpson, Senior Executive Planner

Susan Hurley, Area Planner
Ross Palmer, A/Senior Planner
Gillian Vaughan, Executive Engineer
Don O'Sullivan, Executive Engineer
Niall O'Donnabháin, Senior Planner
Flor O'Sullivan, Estates Engineer
Brian Deacy, 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 6th December, 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 9th November, 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. Ballincollig Carrigaline District Local Area Plan; phasing of development; residential density and housing mix**
- 2. Design of residential accommodation. Residential layout including open space provision, public realm, relationship with adjoining sites**

3. Roads layout, DMURS, traffic impacts
4. Archaeology and Heritage Issues
5. Wastewater treatment, surface water drainage and flood risk assessment
6. Any other matters

1. Ballincollig Carrigaline District Local Area Plan; phasing of development; residential density and housing mix

ABP sought further elaboration/discussion on:

- LAP in particular Table 3.1
- Clarity of facilitating infrastructure for proposed development, specific infrastructure and Irish Water specifications required
- Requirement for infrastructure upgrades outside redline boundary
- Clarification required regarding net residential density of development, also phasing of development

Prospective Applicant's response:

- Phasing and methodology set out in LAP including LIHLF funding
- Applicant does not agree with PA that development is reliant on infrastructure upgrades, upgrades relate more to other sites, no impediments on road, assessed on existing capacity
- Proposed development consistent with LAP
- Proposed development site to change to Cork City Council jurisdiction in 2019
- Final proposals to be agreed with Irish Water
- No all upgrades within redline boundary, would provide reasonable development contribution if required
- Landownership map included in Design Statement
- Satisfied proposed development can be standalone, not dependent on spine road

Planning Authority's comments:

- Flat site, trying to integrate into area
- LIHAF funding has been removed
- Scheme to deliver infrastructure not yet set up, infrastructure required outside of site, section 47 considered – not followed through due to site moving into Cork City Council jurisdiction
- Development not yet commenced on other LAP zoned lands
- SSFRA required
- Possible flood risk on mid-section of site, open space may be at risk of flooding, flood risk zoning on adjacent site
- Satisfied with quantum and mix proposed

Further ABP comments:

- Irish Water submission requires a pumping station at the development site
- Irish Water submission states a pumping station may be required to serve proposed site
- Site specific and infrastructure issues can be addressed
- Proposed development may preclude development on other sites, Board may not be in favour of development if clarity relating to proposed development is not included in application

- Justification/rationale required regarding developing on Phase 2 lands
- Applicant to agree with PA what studies are required in advance of lodging application
- Net developable area calculations to be show in application
- Have regard to demographic of area, show how housing mix fits in in relation to housing strategy in Development Plan

2. Design of residential accommodation. Residential layout including open space provision, public realm, relationship with adjoining sites

ABP sought further elaboration/discussion on:

- Issues raised in PA Opinion
- Issues relating to apartment blocks adjacent to lands zoned for Open Space and the flood zone
- Design and layout of the plaza adjacent to the site entrance and Neighbourhood Centre zoned lands
- Impacts on the setting of Ballincollig Castle. Integration of views towards the Castle and archaeological feature present at the site
- Rationale for proposed public open space provision, to include consideration of the Cork County Council Recreation and Amenity Policy
- Relationship with employment zoned lands to the north west
- Relationship with adjoining residential development to the immediate north

Prospective Applicant's response:

- Element of detail required for application, plaza to be made into softer space – detail will be included in landscaping
- Some of issues raised in section 247 meeting addressed
- Proposed crèche location considered to attract people into proposed development, will reconsider traffic impact in relation to drop off at crèche, sections and shadow analysis to be included in application
- Plaza semi-private for general use
- Boundary treatments between semi-private and private areas to be looked at
- Will explore new topology of apartments/houses
- Creation of urban edge as adjacent park will be an urban park
- Views to be looked at having regard to future development and masterplan for site
- Studies of play area show it may be more suitable located adjacent to other apartment block on south of site

Planning Authority's comments:

- More detail on apartment design and location, rationale for proposed location
- Plaza area may be inactive
- Apartments along roads don't integrate into development, rear elevations dominant with glazing and overhanging balconies
- No issues with height of proposed development, applicant may consider stepped design to integrate with remainder of site
- PA raised issues in section 247 meeting regarding proposed crèche and parking

- How to address issues regarding views from proposed development into open space area and on to castle
- PA not convinced of best principle used for obtaining views
- Applicant to consider getting glimpses of castle from all locations of proposed site
- PA concerns relating to parking, open space location in flood zone
- Proposals regarding taking in charge
- Provision of kick about area, provide hierarchy of open space areas

Further ABP comments:

- Have regard to new building height guidelines and visual impact to road
- Bin storage to be addressed
- Board will be looking for creation of entrance to urban expansion area, need to be high quality
- Show how landscape integrates
- Address surface water drainage
- Consideration of apartments on south of site having regard to play area, open space, flood zone
- Have regard to urban design and the 12 criteria, use to help in design and relationship with castle, create sense of identity
- Have regard to PA Opinion in relation to masterplan
- Not high density scheme, consider transition of density going through scheme
- Have regard to recreation policy referred to in PA Opinion

3. Roads layout, DMURS, traffic impacts

ABP sought further elaboration/discussion on:

- Proposed junction and road frontage
- Achievement of LAP roads objectives for the Urban Expansion Area

Prospective Applicant's response:

- Roads objective adjacent to site, roundabout proposed – not DMURS compliant
- Opposite site in applicant's ownership
- Dedicated right hand turning lane into proposed site, left/right hand turning lane out of proposed site
- PA proposed upgrade outside of applicant ownership, applicant making provision for future integration
- Shared underground access to Blocks A and B

Planning Authority's comments:

- Offsite investment required, Traffic & Transportation Report refers to connectivity and infrastructure
- Infrastructure upgrade required in area from redline boundary to junction
- Footpaths to provide connectivity to south of site
- Concern regarding access to Block B

Further ABP comments:

- Including infrastructure will assist

- Further discussions with PA regarding connections required and how they will assist the proposed development
- Include lands in redline showing if applicant has control or consent
- Address internal roads layout issues raised in PA Opinion
- Show connection through to adjoining sites
- Level of detail required regarding taking in Charge

4. Archaeology and Heritage Issues

ABP comments:

- Several national monuments adjacent to site at castle
- Details required in relation to designated monument located on site
- Submission received from DAU
- Visual analysis required as castle is a protected structure

Prospective Applicant's response:

- Archaeological testing now complete, report to be submitted with application

Planning Authority's comments:

- Address issues raised in PA Opinion

5. Wastewater treatment, surface water drainage and flood risk assessment

ABP comments:

- Issues previously raised
- Address flood risk issues

Prospective Applicant's response:

- Stormwater and attenuation proposed
- Play area compatible, will reconsider location
- Engage in further discussion with PA

Planning Authority's comments:

- Risk to basement flooding
- Location of interceptor

6. Any other matters

ABP comments:

- Have regard to PA Opinion in relation to Part V and location of units
- Cork City Council to be notified on application

Applicants Comments

- Further discussions required with PA regarding studies required

Planning Authority's comments:

- May be unable to confirm studies required and proposed site will be going under Cork City Council jurisdiction

- Further pre application meeting(s) may be necessary if a SHD application is to be submitted after the County boundary changes

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
January, 2019