



Case Description	Demolition of existing garage and boundary wall, construction of 108 no. residential units, crèche and associated site works. Monacnapa, Blarney, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	11 th January, 2019	Start Time	11:30 a.m.
Location	Offices of Cork County Council	End Time	13:10 p.m
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Eoin Sheehan, Applicant
Niall Sheehan, Assistant to Applicant
Aiden O'Neill, Planning Consultant
Sinead Kearney, Planning Consultant
Martin Byrne, Architect
Derek O'Leary, Architect
Fachtna Sheehy, Civil/Structural Engineer
Eoin Reynolds, Roads/Transportation Engineer
Kevin Egan, Landscape Architect

Representing Planning Authority

Paul Murphy, Senior Planner
Melissa Walsh, Senior Executive Planner
Tadhg Hartnett, Area Planner
Yvonne O'Brien, Estates Engineer
Giulia Vallone, Senior Executive Architect
Ciaran O'Callaghan, Executive Engineer
Cormac O' Súilleabháin, Senior Engineer
Seán 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 13th 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 19th 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. **Blarney Macroom Municipal District Local Area Plan; residential density and housing mix**
2. **Design of residential accommodation. Residential layout including open space provision, public realm, relationship with adjoining area. Visual impacts**
3. **Roads layout, DMURS, traffic impacts. Pedestrian and cycle connections with the R617 and surrounding area**
4. **Conservation Issues**
5. **Surface Water drainage**
6. **Any other matters**

1. **Blarney Macroom Municipal District Local Area Plan; residential density and housing mix**

ABP sought further elaboration/discussion on:

- Rationale for the residential density
- The proposed housing mix in the context of existing suburban style development in the area
- Proposed apartment and house types, e.g. possible use of terraced / courtyard style housing to achieve higher density

Prospective Applicant's response:

- The proposed density is 27 units per hectare
- This density is proposed to address the issues of visual impacts on views from Blarney Castle
- Development at the upper part of the site has potential visual impact when viewed from Blarney Castle
- The lower part of the site can be more easily developed
- More apartments may help with increasing density and this can be examined

Planning Authority's comments:

- Permission for 132 units was granted previously and refused on appeal due to the visual impact
- Satisfied with the density
- Concerned with the visual impact of the proposed development
- Higher density will lead to increased traffic
- The site has one access point, with a steep access road
- Courtyard housing and terraces could be included by the applicant

Further ABP comments:

- 27 units per hectare is below the national guidelines
- Have regard to the national guidelines if submitting an application
- Be aware of previous Board decisions relating to SHD developments that had similar density to this development
- Lower part of the site has more development potential than the upper part
- Justify the density being proposed
- Density will have to be taken into account in the traffic assessment
- This site will be located within the City Council boundary in the future

- A provision for more apartments should be examined
- The housing mix is made up of 80% 3-4 bed units
- Justify the housing mix with regard to the demographics of the area

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

ABP sought further elaboration/discussion on:

- Sensitivity of the site as it is within sight of Blarney Castle
- Open space provision and the public realm
- Potential impacts on adjoining residential amenities

Prospective Applicant's response:

- There is a large planting scheme north of the site
- There will be double hedgerows 10m in width to reflect the forest to the south of the site
- Mixed trees, predominantly native and 2.5m in height will be provided
- The remainder of the site on elevated land will be agricultural
- The slope difference is large and a lot of steps will be required
- Courtyards will impact on access at the higher end of the site
- The location of the crèche can be examined
- Visual impact will be assessed

Planning Authority's comments:

- Planting trees at the northern end of the site will help to mitigate visual impact.
- Deeper planting is needed
- The development will be visible from Blarney Castle; this needs to be assessed.
- The site is for 300 people and 216 cars
- The speed limit will be 30km/h
- Promote walking by making more use of the public space at the centre of the site
- Ensure pedestrian connectivity through and across the site
- The issue of slopes could be solved by having steps
- The crèche could be relocated to the centre of the site to encourage walking
- Preferable to have timber cladding finishes instead of white finishes
- More detail regarding trees being planted and their impact is needed
- Potential impact on existing trees to be assessed

Further ABP comments:

- Include landscaping proposals and mitigation measures
- Submit a landscaping scheme and look at the open space
- The open space could provide an opportunity for amenities

3. Roads layout, DMURS, traffic impacts. Pedestrian and cycle connections with the R617 and surrounding area

ABP sought further elaboration/discussion on:

- Clarification of which works will be inside the red line site boundary
- Pedestrian and cycle connectivity

- Access to the crèche

Prospective Applicant's response:

- Existing road connection to the R617 needs work
- Prospective applicant does not own the road but has legal interest in same to carry out required works
- A letter has been submitted indicating the legal interest of the prospective applicant over the road between the R617 and the development site
- It can be demonstrated that there is adequate space to carry out proposed works along the access road
- The footpath and carriageway are to be provided along this road
- The pedestrian footpath will be widened and resurfaced
- This is cycle compliant in accordance with the national cycle manual. It will link with the wider cycle plan for Blarney
- There has been a walk time assessment and all schools are in a 15-minute radius of the site
- There are bus connections between Blarney and Cork City
- There is a drop off point for the crèche and it can be used for additional parking
- A sensitivity test has been done with regards to traffic volume that the crèche will generate

Planning Authority's comments:

- The proposed road width is 5-6 m
- The proposed footpath width is 1.2-2 m
- It needs to be demonstrated that the footpath, carriageway and all works can be delivered within the area over which the prospective applicant can carry out the works
- Clarification regarding feasibility and constructability is needed
- Sight lines can be achieved but more clarity is needed
- The crèche has adequate parking
- A detailed study is needed explaining traffic volume as a result of the crèche
- Layout of junction with the R167 is queried

Further ABP comments:

- Examine the inclusion of the works to the access road and junction with the R617 within the red line boundary
- Demonstrate the ability to deliver works and clarify who is delivering them
- Junction layout to be clarified at application stage
- Need clarity with the number of crèche places required and the traffic volume this will generate
- Further discussions to take place between the P.A and prospective applicant with regards to the wayleave and traffic volume

4. Conservation Issues

ABP sought further elaboration/discussion on:

- Potential archaeological works

Prospective Applicant's response:

- Will address the archaeological impact assessment

Planning Authority's comments:

- Important to have an archaeological impact assessment

Further ABP comments:

- There are no recorded monuments on the site
- Further discussion to take place regarding any conservation issues between the P.A and prospective applicant
- There is no further information sought at application stage

5. Surface Water drainage

ABP sought further elaboration/discussion on:

- Ditch to the west side of the site
- Surface water discharge
- Attenuation, SUD's

Prospective Applicant's response:

- The development will discharge to a watercourse to the west of the site
- Attenuation is proposed. Normal green field run off rates will be achieved
- The development will connect to the existing surface water sewer at Sunberry Drive. This drain crosses under two public roads. These crossings have been investigated and have capacity

Planning Authority's comments:

- Accepted proposal regarding drainage to the stream to the west of the site
- Proposed connection to surface water drainage at Sunberry Drive is noted

Further ABP comments:

- Questioned if SUDS measures could be included in the scheme
- Applicant to address issues raised by Irish Water regarding upgrading the public sewer facility

6. Any other matters

ABP comments:

- Ensure further Part V discussions take place between the P.A and prospective applicant prior to an application being lodged

Prospective Applicant's response:

- Discussions have taken place and further discussions will take place regarding Part V

Planning Authority's comments:

- Further discussions to take place between the P.A and prospective applicant regarding Part V

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
January, 2019