



An
Bord
Pleanála

Record of Meeting ABP-303263-18

Case Reference / Description	273 no. apartments (modifications of Reg.Ref:16/37233 PL28.249400) and associated site works. Blackrock, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	5 th February, 2019	Start Time	12.30 pm
Location	Offices of Cork City Council	End Time	1.40 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Susan Cullen, McCutcheon Halley
Susan Dawson, O'Mahony Pike Architects
Dan Reilly, DBFL Consulting Engineers
Ilsa Rutgers, Isla Rutgers Architecture
Karen Banks, Greenleaf Ecology
Tony McLoughlin, Applicant
Justin Farrelly, Applicant
Richie Power, Applicant
Catherine McClatchie, JCA Architects
Martin Hanley, MHL Consulting Engineers
Stephen Kelleher, O'Mahony Pike Architects
Christine Hyland, McCutcheon Halley

Kate Moloney, Applicant

Representing Planning Authority

Kevin O'Connor, Senior Planner

Eoin Cullinane , Assistant Planner

Lucy Teehan, Senior Executive Planner

Alison O'Rourke Senior Executive Officer
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Valerie Fenton, Executive Engineer

Grainne Morgan, Executive Engineer

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 23rd January, 2019 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 January, 2019 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. **Development Strategy to include planning history, childcare provision**
2. **Visual Impact to include architectural heritage, Protected Views, elevational treatment**
3. **Residential amenity**
4. **Traffic and Transportation to include connectivity**
5. **Part V**
6. **Any other matters**

1. **Development Strategy to include planning history, childcare provision**

Further ABP comments:

- Queried if this was build-to-rent scheme
- Original permission granted in 2004, various modifications made in the interim
- Application should clearly outline details of all applications made to include details on unit numbers, density, car parking provision
- Query in relation to proposals for area to front of convent building, zoned as public open space, and Area of High Landscape Value located within ACA
- Proposed development will intensify development on the overall lands, ABP interested to see overall proposals for the land holding in particular with regards to this area of zoned public open space and planning gain
- ABP in assessing any application will have regard to history on site and compliance with previous permissions,
- Open space area may need to be included within redline boundary, include details in application
- No provision in proposed development for crèche, include childcare assessment in application, submit justification for non-provision, if applicable

Prospective Applicant's response:

- Proposed development has capacity for build to rent but proposed development will be build to sell
- Open space area in front of convent, no changes proposed, prospective applicant's intention to complete open space area
- Crèche permitted under 2016 application, assessment to be carried out to show capacity in area

Planning Authority's comments:

- Area in front of convent zoned public open space and to be ceded to PA
- Application to show crèche provision in area

2. **Visual Impact to include architectural heritage, Protected Views, elevational treatment**

Further ABP comments:

- Submit CGI's/visualisations/cross sections outlining impacts, if any on Protected Structures and Protected Views in the area
- Conservation Impact Assessment to be included in application which includes details of impacts, if any, on Protected Structures
- ABP look for high quality finishes/materials/detailing, include details in application

- Rendering deteriorating on development already built

Prospective Applicant's response:

- Request that PA confirm any additional CGI points required
- Will ensure high quality finishes in relation to garden elevation and rendering facing onto school

Planning Authority's comments:

- Satisfied with increase in height in relation to framing the site

3. Residential amenity

ABP sought further elaboration/discussion on:

- Potential impacts, if any, on existing and future residents, in terms of daylight, sunlight, noise, overbearing
- Submit daylight/sunlight analysis to include analysis of proposed units at lower ground floor

Prospective Applicant's response:

- 51% of units are dual aspect

Planning Authority's comments:

- 44% of units are dual aspect, PA require 50%, some discrepancies in relation to these figures in Statement of Consistency
- Concern over daylight to units to north of site

Further ABP comments:

- Schedule of accommodation to be included in application which includes for number of dual aspect units
- Submit cross sections showing proposed development relative to permitted units and those to the west of pedestrian walkway
- Address possible 3rd party submissions in relation to overlooking etc.

4. Traffic and Transportation to include connectivity

ABP comments:

- Address issues raised in PA Opinion, engage with Transportation Department in order to finalise proposals, PA have requested Traffic Impact Assessment and Road Safety Audit
- Ensure no conflicts in documents submitted
- Clearly show accesses in application
- Road Safety Audit details to be submitted in application
- Liaise with PA on all issues prior to lodging application, application need to be robustly defended
- Pre-application file will become public following lodgement of application, anticipate possible concerns that may arise in 3rd party submissions
- Show how public transport is being promoted
- Show connections to boundaries, ensure no ransom strips, show connectivity plan through site both internally and externally

Prospective Applicant's response:

- Will discuss further with PA
- Prospective applicant has issue with what is included in TIA having regard to Transportation Departments comments
- Can't control when people enter and leave site having regard to Mobility Management Plan
- Can facilitate future connections

Planning Authority's comments:

- Provision for access to Mahon Greenway to be provided, PA carrying out Part 8 for connection to public walkway, subject to approval
- Requirement of application proposals to align design with Part 8 proposals, in order to connect to proposals

5. Part V**ABP comments:**

- 16 units proposed, 27 units required as per PA Opinion, submit details of agreements reached with PA in relation to overall scheme, costs and layout in relation to Part V to be submitted, need to ensure compliance with legislation in relation to provision of such units

Prospective Applicant's response:

- Agreement reached between PA and prospective applicant regarding Part 8 credits
- Part V being met in overall scheme (blue line), units not included in proposed development

6. Any other matters**ABP comments:**

- Have regard to landscaping and boundary treatments
- Management Plan should include proposals to deal with invasive species
- CGI's/cross sections/visualisations; Waste Management Plan and details of taking in charge to be submitted at application stage
- Consider cumulative site area, have regard to EIAR Regulations and Schedule 7(a)
- Address phasing regarding completing out of development

Applicants Comments:

- Proposed that Management Company will manage development
- Will engage in discussions with PA with regards to taking in charge
- Will clearly outline planning history on site

Planning Authority's comments:

- PA in favour of overall development in principle, levels of density has been increased over the various applications on the site

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
February, 2019