



An
Bord
Pleanála

Record of Meeting ABP-303299-18

Case Reference / Description	162 no. residential units (74 no. houses and 88 no. apartments), creche, and all associated works. Banduff Road, Banduff, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th January, 2019	Start Time	11.30 am
Location	Offices of Cork County Council	End Time	2.00 pm
Chairperson	Brendan Wyse	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Brendan Wyse, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Donnacha Loftus, Applicant
Eamonn Gahan, Deady Gahan Architect
Brian Loughrey, MHL Consulting Engineer
Dr Katherine Kelleher, Kelleher Ecology Services Ltd
Paul Lynch, Enviroglan Limited
Jim Kelly, Cunnane Stratton Reynolds
Bernard Dywer, HW Planning
Harry Walsh, HW Planning

Representing Cork County Council

Noel Sheridan, Senior Executive Planner
Donald Cronin, Senior Executive Engineer
Giulia Vallone, Senior Executive Architect

Jonathan Cahill, Executive Engineer
Eleanor Lehane, Executive Engineer
Ronan Crotty, Assistant Engineer
Seán O'Brien, Administrative Officer
Miriam Kiely, Executive Engineer
Jean Sayers, Senior Executive Engineer
Ciaran O'Callaghan, Executive Engineer
Lovemore Katsamudanga, Executive Engineer

Representing Cork City Council

Brigh Ryan, Planner
Helen O'Sullivan, Planner
Niamh Twomey, Heritage Officer
Kevin Gallagher, Roads Design
Grainne Morgan, Executive Engineer
John A Murphy, Admin

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 29th 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 nor 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 21st December, 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 a different Inspector would be dealing with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Roads layout, alignment of roads objective NE-U-06, DMURS, traffic impacts. Pedestrian and cycle connections**
 - 2. Interaction with Glen River corridor. Provision of public open space and amenity area south of the Glen River. Ecological Issues. Issue of contaminated land and waste management. Flood risk**
 - 3. Residential design and layout, visual impacts**
 - 4. Site Services**
 - 5. Any other matters**
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- 1. Roads layout, alignment of roads objective NE-U-06, DMURS, traffic impacts. Pedestrian and cycle connections**

ABP sought further elaboration/discussion on:

- Site specific roads objective over county boundary connecting the North Ring Road with the roads network north of the site

Prospective Applicant's response:

- Submissions made to Cork County Council regarding proposed road which stated that the current proposed alignment is better than that proposed in LAP
- Zoning objective still to be determined, PA has flagged that more work on road design is required, prospective applicant considers proposed design is preferred option, PA design would raise ecology issues
- Section 247 held with both PA's who have stated that proposed development premature having regard to CMATS, application likely to be submitted to ABP before CMATS published, CMATS will corroborate the need for this road, route as proposed agreed in principle
- The applicant is not proposing to provide the road link, just leaving a dedicated space on the site layout. The City Council sought funding for the road in their jurisdiction
- Prospective applicant to carry out study of feasibility in terms of road alignment
- Urban distributor road to have provision for bus/pedestrian/cycle lanes on both sides of road as part of road objective crossing site
- Future permeability proposed, will show connections in application, no issues with connections within and to west of proposed development, rationale to be provided in relation to where connections are being provided
- Pedestrian bridge to be provided prior to occupation of houses, rationale to be provided for proposed location of bridge, areas needed can be seeded for taking in charge
- Cycle/pedestrian routes to be provided on proposed site

Cork County Council comments:

- Proposed application as it stands is premature pending alignment of CMATS route, route would be considered as a strategic/significant route, County Development Plan has stated alignment
- CMATS refers to draft RSES document, provide northern distributor road for wider area and wider network, important to maintain this line
- The proposed road layout could undermine aspirations of the development plan alignment and the strategic importance of the connection, which is to be clarified in CMATS
- LAP for area has specific location for road on proposed site, specific alignment for LAP gradients are achievable, gradients reflect topography, prospective applicants proposed route would be difficult having regard to gradients
- Concerns about capacity / traffic queuing at the proposed signalised junction on the North Ring Road, also about geometry of proposed junction layout
- LAP objective shows direct connections to Tinkers Cross, the prospective applicant is not achieving these connections
- Traffic volume cannot be assessed as Cork County Council have not carried out Traffic and Transport Assessment for the lower Banduff Road, prospective applicant's Traffic and Transport Assessment is considered to be lower than expected
- Prospective applicant to have regard to traffic queuing and trip rates including distribution in relation to those not dependent on cars/bikes
- Connections to local facilities to be shown on drawings, connection/permeability in proposed development requires improvement, consider permeability to bus stop
- Development has a central access and is de sac dominated, strategy to be provided in relation to permeability to adjoining sites, will assist in opening up urban expansion area to Ballyvolane
- Cross sections and long sections to be submitted in application
- Cycling Strategy for proposed site to be submitted, desirable to have cycle/pedestrian areas on site

Cork City Council comments:

- PA agree in principle to provision of connection to ring road
- Alignment of route through site not satisfactory in relation to connection, alignment will not be agreed until publication of CMATS, road alignment not included in City Development Plan
- Transportation Report to be submitted in application
- The road would Materially Contravene the Open Space zoning objective at the southern part of the site
- TTA counts on Banduff Road in city jurisdiction from June, ensure sightlines are achieved
- Consider staggered entrances, upgrading footpaths, relocation of crèche from proposed location, provision for connectivity to adjoining development, interaction with adjacent road junctions
- Pedestrian bridge to be provided before development commences
- Significant issues relating to anti-social behaviour at certain locations on proposed site

- Consider pedestrian crossing on North Ring Road to bus stop, also along the Banduff Road
- Have regard to city lighting specification in relation to public lighting
- Submit detail of bicycle parking, have regard to car parking standards
- Applicant to submit a map of areas to be taken in charge

Further ABP comments:

- Proposed road differs from that the layout in the County Development Plan
- LAP has road crossing in open space area in city jurisdiction
- State of flux regarding CMATS and change in boundary
- Applicant to be aware of what issues need to be addressed in application including issues raised by both PA's
- Address how parkland will interact with greater area
- Address roads layout, realignment and access on Banduff Road including pedestrian connections to other roads
- Submit drawing in application showing taking in charge, desirable to show as many connections as possible
- Further discussions required with both PA's prior to lodging application

2. Interaction with Glen River corridor. Provision of public open space and amenity area south of the Glen River. Ecological Issues. Issue of contaminated land and waste management. Flood risk

ABP comments:

- Applicant to address issues relating to infill and residue on proposed site as it has been used for landfill
- Address issues raised in PA Opinion, include all areas in redline site boundary
- Cross sections, topography and habitats reports to be submitted in application
- Applicant to consider site specific flood risk and to address downstream impacts
- Applicant to provide details of ecological and hydrological connections
- Attention to integration of roads and landscaping, ensure no discrepancies, consider biodiversity enhancement measures
- Have regard to ground conditions and ground levels
- Submit Construction and Waste Management Plans

Prospective Applicant's response:

- Clear that providing required links to be included in entire redline area
- PA will manage parkland
- Habitats different at differing levels on site
- Section of river reverting back to wetland
- Attention to 100-year flood events, site split into 3 areas, 2 outfalls to stream, attenuation to QBar
- Proposed removal of material from site

Cork County Council comments:

- Ecological Assessment to be submitted in application
- Refer to Inland Fisheries Ireland guidance
- Address biodiversity enhancement and compensation planting

- CEMP Report to be submitted in application
- Address levels of attenuation proposed
- Submit Waste Management Plan in application
- Address how Japanese Knot Weed will be dealt with
- Address all issues relating to soil and stone having regard to waste enforcement, unregulated waste disposal, show why if remaining on site

Cork City Council comments:

- Ecological Assessment should take into account displacement of species, address flora and fauna habitats, alien species provide mitigation plan for entire site in application
- Address cumulative impact on other developments in the area
- Consider Inland Fisheries Ireland guidelines
- No immediate plan to implement park currently, area of high landscape value and high amenity space, unclear how application will deal with this area
- Have regard to road to west of proposed site and the ecological impact
- Address how this area will be managed as a park, show links between this area and Glen Corridor Park, show connections across river and how they will function with park including safety issues

Further ABP comments:

- Address issues relating to infill and residue on proposed site as it has been used for landfill
- Address issues raised in PA Opinion, include all areas in redline site boundary
- Cross sections, topography and habitats reports to be submitted in application
- Attention to integration of roads in landscaping, ensure no discrepancies
- Have regard to ground conditions and ground levels
- Submit Construction Management Plan

3. Residential design and layout, visual impacts

ABP comments:

- Desirable that apartments be integrated throughout proposed development
- Refer to recent SHD Board decisions with regard to housing mix
- Building Lifecycle Report to be submitted in application

Prospective Applicant's response:

- Providing bookend units at each end of terrace using simplified materials
- Will review and address housing mix in application
- Own door access being provided in duplex units

Cork County Council comments:

- Consider relocation of crèche to central park
- Address relationship between apartment blocks and terraced housing
- Be cognisant of architectural language
- Address courtyards in terraced housing
- Consider neighbourhood/local play area being provided on western part of site
- Address housing size and mix
- Part V agreement reached

Cork City Council comments:

- Not appropriate to comment as not yet in jurisdiction

4. Site Services

ABP comments:

- Address issued raised in Irish Water submission, ABP may be precluded from granting permission if there are 3rd party consents required

5. Any other matters

No further comments raised by parties

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

Brendan Wyse
Assistant Director of Planning
March, 2019