



An
Bord
Pleanála

Record of Meeting ABP-304350-19

Case Reference / Description	10 year permission for 753 no. residential units (599 no. houses, 154 no. apartments), community centre, creche, retail units and associated site works. Lahardane, Ballyvolane, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	11 th June 2019	Start Time	11:30 a.m.
Location	Cork County Council	End Time	13:15 pm
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Joanna Kelly, Senior Planning Inspector
Una O' Neill, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

David Watson, Longview Estates Limited
Derry Guy, Longview Estates Limited
Liam de Barra, Longview Estates Limited
Orla O' Callaghan, Cunnane Stratton Reynolds
Jim Kelly, Cunnane Stratton Reynolds
Paul Horgan, Horgan Carroll
Michael Carroll, Horgan Carroll (Architects)
Ken Manley, MHL Consulting
John Crean, Longview Estates
Jonathan Marais, Horgan Carroll Architects

Shane Moriarty, MHL Engineers
Karen Banks, Greenleaf Ecology

Representing Cork County Council Planning Authority

Niall O' Donnabháin, Senior Planner
Noel Sheridan, Senior Executive Planner
Paul Killeen, Area Planner
Greg Collins, Senior Executive Architect
Jonathan Cahill, Executive Engineer- Traffic & Transport
Maureen Cherry, Executive Scientist
Andrew McDonnell, Executive Scientist
Sean O' Brien, Administrative Officer
Ciaran O' Callaghan, Executive Engineer

Representing Cork City Council Planning Authority

Gwen Jordan McGee, Acting Senior Planner
Adrienne Rodgers, Director of Services, Community, Culture & Placemaking
Cathy Beecher, Senior Executive Engineer, Roads
Liam Casey, Senior Executive Parks Superintendent
Simon Lyons, Senior Executive Engineer, Drainage
John A Murphy, Clerical Officer, Planning
John Stapleton, Senior 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 Cork City and Cork County Councils on 27th May, 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 30th April 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. **Phasing of Development with specific regard to Local Area Plan provisions, particularly the ‘Indicative Development Programme’.**
2. **Traffic and Transportation including DMURS to include connectivity, pedestrian and cycle routes.**
3. **Development strategy to include density, layout, open space, accessibility, phasing and integration with adjoining lands.**
4. **Visual Impact and Landscape Strategy**
5. **Surface water management and Flood Risk**
6. **Any other matters**

1. **Phasing of Development with specific regard to Local Area Plan provisions, particularly the ‘Indicative Development Programme**

ABP sought further elaboration/discussion on:

- Rationale for developing at this location, in that it appears to be leapfrogging other sites/zoned lands
- Topography of site is challenging and increases potential ‘environmental/sustainability’ impact of the proposed development in the wider area
- Connectivity to services (infrastructure and community, educational, shops, etc.)
- Extent of infrastructure proposed to be delivered in Phase 1

Prospective Applicant’s response:

- This development will not only unlock site but also other sites zoned for development
- Statement of Consistency describes how development is consistent with table 3:4:2 and 3:4:3 of the County Development Plan
- Significant infrastructure will be provided by the applicant
- There is leapfrogging

- Without the sub-station there is no development and vice versa
- The first 1000 units will make the sub-station viable
- Linkages to city to be discussed further with PA, delivery of future road infrastructure (and footpaths/cycleways, etc.)
- Lands built up to west of site
- There is a school site as part of the site
- A letter from the Department of Education shows it is not needed

Cork County Planning Authority comments:

- Development normally take place sequentially, phasing presented in LAP relates to numbers proposed as opposed to locations to be developed first recognising landownership constraints
- Developer proposes to provide significant infrastructure that will serve wider area/other sites – and without this funding development in the area remains constrained

Cork City Planning Authority comments:

- This pre-app was with Cork County Council
- Change has occurred due to the boundary changes
- No meeting has taken place with the applicant

Further ABP comments:

- Clarify the pumping station and its other uses
- Discussions can take place with Cork City Council
- Provide a clear rationale for phasing

2. Traffic and Transportation including DMURS to include connectivity, pedestrian and cycle routes

ABP sought further elaboration/discussion on:

- Compliance with DMURS
- Connectivity, creating sense of place, passive surveillance
- Connectivity back to urban centre and associated services by means of bike/walking – demonstrate how modal shift will be encouraged and achieved

Prospective Applicant's response:

- Distributor road will connect (in accordance with UEA)
- Potential options will be outlined
- This has been designed in line with DMURS
- Bus stops are being provided
- 1 exit cannot serve 753 units
- A 10- year permission is being sought
- There is committed land use for the City Council to develop

Cork County Planning Authority comments:

- There should be a connection to the northern rural road to disperse traffic
- Check future connections
- Clarify stats and alignment

Cork City Planning Authority comments:

- In the Cork Transport Strategy there is provision for infrastructure
- Ballyhooly road will be enhanced
- Bus lanes, cycle lanes and pedestrian lanes are being provided
- This will be carried out by 2022
- Development on the East-West road will be delivered by 2026-2031
- This is currently at draft stage and fits in with the proposed development
- NTA is funding
- Ballyhooly is an orbital route

Further ABP comments

- 1 exit serves a maximum of 400 units
- Specify what upgrades are being carried out
- Clarify why a 10- year permission is being sought
- An EIAR should take into account the cumulative effects of lands etc
- Need clarify what conditions are to be attached if the land is to be ceded by the developer
- Show how future connections tie in with phasing, delivery and timeframe
- Explain why no footpath is being provided on the Ballyhooly road
- Have regard to urbanising

3. Development strategy to include density, layout, open space, accessibility, phasing and integration with adjoining lands

ABP sought further elaboration/discussion on:

- Density proposed
- Mix of units proposed
- Functionality of open space particularly in cluster areas and creation of passive surveillance
- Qualitative nature
- Status of the urban park

Prospective Applicant's response:

- The eastern area is the 2nd phase
- The neighbourhood centre will be delivered
- Car parking is in line with county standards and not city standards
- There are site levels in the development
- Cycle paths are 1 in 15
- The open space is 19% inclusive of greenways
- The urban park is not included
- It is currently agricultural
- Talks will take place with the parks department of the P.A
- Infrastructure around the park is being delivered by the applicant

Cork County Planning Authority comments:

- No comment

Cork City Planning Authority comments:

- The density is 35 units per hectare
- Topography is difficult
- Neighbourhoods to the east (2 & 5) are overburdened
- There needs to be provision for quality shared open space
- The proximity of neighbourhoods to Ballyhooly road is a concern
- The park should be developed, and contributions would be sought

Further ABP comments

- Examine the proposed passive surveillance
- Consider the unit mix as it contains a lot of duplexes
- Look to providing a SWOT analysis
- Ensure there are no ransom strips around the park
- Be clear with phasing

4. Visual Impact and Landscape Strategy

ABP sought further elaboration/discussion on:

- Landscape strategy

Prospective Applicant's response:

- There will be integrated landscaping with photomontages

Cork County Planning Authority comments:

- The distributor road has gable endings – examine
- Look at the quality of the apartment entrances and the set back of houses

Cork City Planning Authority comments:

- Balance the development with screening
- Look at the slopes and cut and fill

Further ABP comments:

- Explain how the public open space and park can be integrated
- Ensure a qualitative design and finish

5. Surface Water Management and Flood Risk

ABP sought further elaboration/discussion on:

- Surface water management
- Site specific flood risk

Prospective Applicant's response:

- The pumping station can be expanded
- It can cater for 1000 units and then 3000 units
- There are sewerage issues which will be clarified.

Cork County Planning Authority comments:

- No comment

Further ABP comments

- Outline all infrastructure requirements
- Explain at what stage Irish Water takes over
- Clarify the outfall from the storm sewer
- Detail the location of discharge points

6. Any other matters

Further ABP comments

- EIA issues to include cumulative impacts and full extent of construction impacts

Prospective Applicant comments

- An NIS is also taking place

Cork County Planning Authority comments:

- No comment

Cork City Planning Authority comments:

- No comment

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
June 2019