



An
Bord
Pleanála

Record of Meeting

ABP-304364-19

Description	222 no. residential units (171 no. houses, 51 no. apartments), creche and associated site works. Cluain Ard, Ash Grove, Cobh, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	11 th June 2019	Start Time	14:30 p.m.
Location	Offices of Cork County Council	End Time	15:30 p.m.
Chairperson	Rachel Kenny	E.O.	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Joanna Kelly, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Michael White, Lioncor Developments – On behalf of the applicant
Aiden O' Neill, Coakley O'Neill Town Planning Ltd – Planning Consultant
Sinéad Kearney, Coakley O'Neill Town Planning Ltd – Planning Consultant
Eamon Gahan, Deady Gahan Architects – Architect
Arianna Visconti, Deady Gahan Architects – Architect
Ken Manley, MHL Consulting Engineers – Roads Engineer
Jim Kelly, Cunnane Stratton Reynolds – Landscape Architect
Michael Walsh, WDG Consulting Engineers – Civil and Structural Engineer

Representing Planning Authority

Noel Sheridan, Senior Executive Planner
Louise Ahern, Area Planner
Yvonne O'Brien, Executive Engineer – Estates
James Hickey, Executive Engineer – Housing Infrastructure Implementation Team

Micheal Mulconry, Executive Engineer – Traffic & Transport
Kevin Motherway, Senior Executive Scientist
Seán O’Brien, Administrative Officer
Robert O’ Sullivan, Executive Engineer- Roads
Sarah O’Connor, Executive Architect
Niall O’ Donnabhaín, Senior Planner
Robert O’ Sullivan, Executive Engineer- Roads

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 28th 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 1st May 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 density and layout and consideration of the 12 criteria in the Urban Design Manual**
- 2. Urban Design response to include use of materials and creation of distinct character areas**
- 3. Connectivity and permeability to include upgrade to local roads as set out in Planning Authority's opinion**
- 4. Any other Matters**

- 1. Development Strategy to include density and layout and consideration of the 12 criteria in the Urban Design Manual**

ABP sought further elaboration/discussion on:

- Density and layout of the proposed development having particular regard to the 12 criteria of the Urban Design Manual
- Road layout and connectivity including consideration of DMURS
- Location of the creche and drop-off arrangements

Planning Authority's comments:

- Widening the road along Ashgrove (east of site) is an objective
- The CHU03 and CHU04 objectives to be met
- The proposal is a 6-meter-wide road with cycle and pedestrian lanes to bring a total of 12 meters in width

Prospective Applicant's response:

- Density is 35.1 units per hectare
- There will be public open spaces and a centralised area
- There is an existing unfinished housing estate and this development will complete development at this location
- The site topography is challenging
- Roads will be widened to provide cycleways
- The creche is at the entrance to avoid drawing people into the development
- There is a wayleave through the site
- The open space is 13%
- Creche will be included in the site area for purposes of calculating density

Further ABP comments:

- Density is 35 units per hectare and have regard to the local and national guidelines
- The layout is considered suburban with a series of cul-de-sacs
- Clarify how streetscapes are created within the scheme
- Provision of a parallel road to the eastern perimeter should be re-considered
- Provide clarity as to the detail of works to the eastern road are proposed within the application

- 2. Urban Design response to include use of materials and creation of distinct character areas**

ABP sought further elaboration/discussion on:

- How the proposal achieves a sense of place and creates distinct character areas
- How the proposed development contributes to the wider area in terms of creating streetscapes
- Quality of the public realm

Planning Authority's comments:

- Ensure quality and durability of materials used

Prospective Applicant's response:

- All materials proposed will be outlined

Further ABP comments:

- Outline how the development relates to the wider area
- Show the extent of render to be used and its durability and quality

3. Connectivity and permeability to include upgrade to local roads as set out in Planning Authority's opinion

ABP sought further elaboration/discussion on:

- Future connections particularly in the wider area
- Whether the signalling of junctions referred to in the Traffic Assessment is proposed by the prospective applicant

Planning Authority's comments:

- Vehicular connections are important
- Lands need to be opened up
- Signalling of junctions referred to is required

Prospective Applicant's response:

- Proposing future pedestrian connectivity to site frontage
- The applicant is proposing to contribute to signalling the junction
- There is no CPO required

Further ABP comments:

- Provide clarity as to what transport provisions are being met as per Table 3.2.3 of the phased development programme
- If contributions are being sought should discuss what level of contribution may be payable prior to lodgement of an application
- Provide cross sections for before and after the works

4. Any other matters

ABP comments:

- Suggest liaising with the water services department regarding surface water management for the site and any SuDS proposals
- Provide details on areas to be Taken in Charge
- Give a rationale for the unit mix having regard to the wider context

- ABP noted that the matter of AA/AA screening should be addressed in any future application and should consider, amongst other things, the issue of surface water run-off and in-combination effects of relevant Natura 2000 sites in particular Cork Harbour SPA.

Planning Authority's comments:

- Widening of the road is important to open lands to the north
- This is a strategically important site

Applicants Comments:

- There is no requirement for attenuation
- Discharge surface water is into the estuary
- An NIS will be submitted

ABP further comments

- With regard to the NIS consider direct and indirect pathways
- Where lands for road widening is to be ceded consider timing/delivery of such
- Suggest indicating proximity of any public transport routes in greater detail

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
- Proposed development must be specifically described in public notices as build to rent housing for long-term rental housing
- 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